

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Bruntwood SciTech Ltd
C/o Agent

Agent (if used)

Mr Ed Britton
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works

Location: Greenheys Building , Pencroft Way, Manchester, M15 6JJ

Date of application: 10 May 2023

Application number: 136934/FO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Existing Site Plan GRE-BDP-ZZ-XX-DR-A-00-001 P02 and Proposed Site Plan GRE-BDP-ZZ-XX-DR-A-00-006 P04 both stamped as received on 10-05-23

(b) GRE-BDP-ZZ-00-DR-A-20-900 P01 GROUND FLOOR PLAN, GRE-BDP-ZZ-01-DR-A-20-900 P01 1ST FLOOR PLAN , GRE-BDP-ZZ-02-DR-A-20-900 P01 2ND FLOOR PLAN, GRE-BDP-ZZ-03-DR-A-20-900 P01 3RD FLOOR PLAN , GRE-BDP-ZZ-04-DR-A-20-900 P01 4TH FLOOR PLAN , GRE-BDP-ZZ-05-DR-A-20-900 P01 5TH FLOOR PLAN , GRE-BDP-ZZ-06-DR-A-20-900 P01 6TH FLOOR (PLANT) PLAN, GRE-BDP-ZZ-07-DR-A-20-900 P01 ROOF PLAN, GRE-BDP-ZZ-XX-DR-A-20-100 P12 NORTH ELEVATION , GRE-BDP-ZZ-XX-DR-A-20-101 P11 SOUTH ELEVATION, GRE-BDP-ZZ-XX-DR-A-20-102 P11 WEST & EAST ELEVATION , GRE-BDP-ZZ-XX-DR-A-20-103 P07 SECTIONS A & B , GRE-BDP-ZZ-XX-DR-A-20-109 P03 CONTEXTUAL ELEVATIONS, GRE-BDP-ZZ-XX-DR-A-20-110 P03 CONTEXTUAL ELEVATIONS , GRE-BDP-ZZ-XX-DR-A-21-901 P01 SECTION 01 , GRE-BDP-ZZ-XX-DR-A-21-902 P01 SECTION 02 , GRE-BDP-ZZ-XX-DR-A-21-903 P01 SECTION 03 , GRE-BDP-ZZ-XX-DR-A-21-904 P01 SECTION 04 and GRE-BDP-ZZ-XX-DR-A-21-905 P01 SECTION 05 & 06 all stamped as received on 10-05-23;

(c) GRE-BDP-01-XX-SP-L-0001 P02 LANDSCAPE SPECIFICATION , GRE-BDP-ZZ-XX-DR-L-00-002 P06 LANDSCAPE - COLOUR MASTERPLAN , GRE-BDP-ZZ-XX-DR-L-00-003 P04 LANDSCAPE - COLOUR UPPER FLOOR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-004 P03 LANDSCAPE - PAVING MATERIALS, GRE-BDP-ZZ-XX-DR-L-00-008 P03 LANDSCAPE - PLANTING STRATEGY PLAN, GRE-BDP-ZZ-XX-DR-L-00-009 P03 LANDSCAPE - PLANTING STRATEGY UPPER FLOOR, GRE-BDP-ZZ-XX-DR-L-00-101 P06 LANDSCAPE - GA PLAN, GRE-BDP-ZZ-XX-DR-L-00-102 P04 LANDSCAPE - GA ROOF PLAN, GRE-BDP-ZZ-XX-DR-L-00-201 P03 LANDSCAPE - TREE CONSTRAINTS PLAN, GRE-BDP-ZZ-XX-DR-L-00-401 P01 LANDSCAPE - SECTIONS SHEET 1 , GRE-BDP-ZZ-XX-DR-L-00-402 P02 LANDSCAPE - SECTIONS SHEET 2, GRE-BDP-ZZ-XX-DR-L-00-501 P04, LANDSCAPE - LEVELS STRATEGY PLAN and GRE-BDP-ZZ-XX-DR-L-00-601 P03 LANDSCAPE - TYPICAL TREE PIT DETAILS all stamped as received on 10-05-23;

(d) Sections 7 and 8 of the Manchester Science Park Design & Access Statement, April 2023, Greenheys Redevelopment by BDP stamped as received on 10-05-23;

(e) Greenheys, Manchester Science Park, Air Quality Assessment by Silcock Leedham Consulting Engineers Ltd April 2023 stamped as received on 10-05-23;

(f) Greenheys, Manchester Science Park, Archaeological Desk Based Assessment 05-04-23 by Salford Archaeology stamped as received on 10-05-23;

(g) Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23;

(h) Sections 4,5 and 6 of the Crime Impact Statement, Greenheys Lane, Manchester Science Park Version A 31/03/23 stamped as received on 10-05-23;

(i) MSP Greenheys Redevelopment M&E Stage 3 Environmental and Energy Statement GRE-SLCE-XX-XX-RP-ME-2000 Rev 01 April 2023 by Silcock Leedham stamped as received on 10-05-23;

(j) Local Labour Agreement, Greenheys Redevelopment, April 2023 by Bruntwood stamped as received on 10-05-23;

- (k) Greenheys, Manchester Science Park, Television and Radio Reception Impact Assessment by GTech dated 26-04-23 stamped as received on 10-05-23;
- (l) MSP Greenheys Redevelopment Ventilation Statement GRE -SLCE -XX-XX-RP-ME-3000 by Silcock Leedham April 2023 stamped as received on 10-05-23;
- (m) Greenheys Redevelopment Energy Audit Report by ZED Rev 01 22-03-23 stamped as received on 10-05-23 and Embodied Carbon and Energy Usage Intensity Statement by Silcock Leedham dated July 2023 stamped as received on 17-07-23;
- (n) DESKTOP WIND, MICROCLIMATE STUDY, Greenheys, Manchester Science Park 28-04-23 by GIA stamped as received on 10-05-23;
- (o) Greenheys, Manchester Science Park, Environmental Noise Assessment Report Rev PO2 April 2023 by BDP;
- (p) Arboricultural Impact Assessment 03-05-23 by Tyler Grange stamped as received on 10-05-23;
- (q) Arboricultural Method Statement 26-04-23 by Tyler Grange stamped as received on 10-05-23;
- (r) Preliminary Ecological Appraisal 02 05 23 Rev B by Tyler Grange stamped as received on 10-05-23 and Addendum Bat Note MSP Greenheys 11th July 2023 TG Report No. 15264 R06 BP DM by Tyler Grange stamped as received on 11 07 23;
- (s) Daylight & Sunlight, IMPACT ON NEIGHBOURING PROPERTIES Greenheys, Manchester Science Park 25-04-23 by GIA stamped as received on 10-05-23;
- (t) Hub Building, Manchester Science Park Flood Risk Assessment MSP May 2014 By DW Consulting Ltd and Supplementary Flood Risk Assessment Rev A By DW Consulting Ltd 13-09-2019 (both stamped as received on 10-07-23) as updated by Greenheys Redevelopment, Manchester Science Park, Drainage Strategy 28-04-23 by DW Consulting Ltd and Supplementary Flood Risk Assessment By DW Consulting Ltd 28-04-23;
- (u) Phase 1 Geoenvironmental Desk Study & Ground Stability Risk, Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consulting 28-04-23 stamped as received on 10-05-23;
- (v) Greenheys, Manchester Science Park (MSP) Waste Management Strategy Rev P04 28-04-23 by Curtins stamped as received on 10-05-23;
- (w) Greenheys, Manchester, Science Park (MSP), Framework Travel Plan Rev P04 by Curtins 28-04-23 stamped as received on 10-05-23; and
- (x) Greenheys, Manchester, Science Park (MSP), Transport Statement Rev P05 by Curtins 28-04-23 stamped as received on 10-05-23 as amended by Dwg 81888 CUR XX 00 D TP 75004 P01.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, CC5, CC6, CC7, CC10, T1, T2,

EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground works other than demolition the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*hand sized samples and specifications of all materials to be used on all external elevations;

*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and

*a programme for the production of the full sized sample panels and strategy for quality control management;

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a (excluding demolition) Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reduce the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Notwithstanding the) Phase 1 Geoenvironmental Desk Study & Ground Stability Risk, Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consultatinfg 28-04-23 stamped as received on 10-05-23;

prior to the commencement of the development other than demolition the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

- (i) Submission of Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development other than demolition shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site

Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before below ground works commence and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development other than demolition commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme.

5) Notwithstanding the Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23;

Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and
- *Parking of construction vehicles and staff;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) No demolition or development works shall take place until the applicant or their agents or successors in title has completed a historic building survey to Historic England Level 2 (HEL2) in accordance with Historic England guidance (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016). The work should be undertaken in accordance with specific aims, objectives (informed by the North West Historic Environment Research Framework), and a methodology that is presented in a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the local planning authority.

1. Informed by the HEL2, archaeological watching briefs may be required during:

- any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record

- removal of the 20th century works building foundation slab that could reveal earlier foundations.

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the heritage interest represented.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works in accordance with the WSI and Historic England guidance (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016).

Within 28 days of the completion of demolition, the Applicant will submit details of the Historic Building Record and Report on the Watching Brief to the Local Planning Authority for approval.

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

7) Notwithstanding the details as set out within condition 2 no development (excluding demolition) shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- *A finalised drainage layout showing all components, outfalls, levels and connectivity;

- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;

- *A feasibility assessment and engineering details of the Green / Blue Roof;

- *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;

- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

*Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;

*Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

*Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required.

*Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice;

*Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority;

*Hydraulic calculation of the proposed drainage system, including all engineering parameters;

*A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s;

*Construction details of flow control and SuDS elements.

For the avoidance of doubt property threshold levels are to be set at a minimum of 35.150 metres Above Ordnance Datum (AOD)

The approved details shall be implemented as part of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

8) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a) Verification report providing photographic evidence of construction as per design drawings;

(b) As built construction drawings if different from design construction drawings; and

(c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

9) The development hereby approved shall be carried out in accordance with the targets set out within the MSP Greenheys Redevelopment M&E Stage 3 Environmental and Energy Statement GRE-SLCE-XX-XX-RP-ME-2000 Rev 01 April 2023 by Silcock Leedham stamped as received on 10-05-23;

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

10) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

11) Prior to occupation of the development a scheme for the acoustic insulation of any plant and associated equipment including any MVHR system externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to

and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

12) Prior to any earthworks a method statement detailing eradication and/or control for *Cotoneaster horizontalis* should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

Reason

The above condition is necessary to prevent the spread of *Cotoneaster* which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 170 and pursuant to Core Strategy Policy EN15.

13) The development hereby approved shall be carried out in accordance with the Greenheys, Manchester Science Park (MSP) Waste Management Strategy Rev P04 28-04-23 by Curtins stamped as received on 10-05-23 and Deloitte's e-mail dated 12 - 07-23 in relation to Clinical Waste;

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) a) Prior to the commencement of the development (excluding demolition), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

15) (a) Three months prior to the first occupation of each lettable area the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships;
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives;

(b) Within 6 months of the first occupation of each lettable area the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

16) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

17) Notwithstanding the Greenheys, Manchester Science Park, Television and Radio Reception Impact Assessment by GTech dated 26-04-23 stamped as received on 10-05-23 prior to commencement of development a TV reception mitigation strategy for

(a) the construction;and

(b) post construction phases

shall be submitted to and approved in writing by the City Council as Local Planning Authority .

In line with the recommendations in the above this shall comprise one of the following:

- (i) Relocation of affected antennas outside of signal shadow; or
- (ii) Where antenna relocation is not possible, arrange for alternative reception of TV broadcasts that is the same as existing, but is unaffected by signal shadowing (e.g. to

an alternate provider) the applicant will pay for any requirement to switch over, new hardware and net additional subscription costs.

For the avoidance of doubt this shall use available evidence of the existing TV viewing requirements of affected properties, the strategy will assess the most appropriate mitigation and provide a programme for implementation.

The mitigation shall then be implemented in accordance with the approved strategy and programme.

If following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

18) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Greenheys, Manchester, Science Park (MSP), Framework Travel Plan Rev P04 by Curtins 28-04-23 stamped as received on 10-05-23 (which includes undertaking a baseline travel survey within six months of first operation);

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

In this condition a revised travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by staff;
- ii) a commitment to surveying the travel patterns of staff within the first six months of use of the development and thereafter from time to time;

- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services; and
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

20) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

The approved details shall be implemented and remain in place for as long as the development is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

21) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

22) The window(s) on the South Elevation GRE-BDP-ZZ-XX-DR-A-20-101 P1, East Elevation GRE-BDP-ZZ-XX-DR-A-20-102 P11 and North Elevation GRE-BDP-ZZ-XX-DR-A-20-100 P12 (Main Entrance Area) shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be

submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

24) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

25) The development shall be carried out in accordance with Sections 4,5 and 6 of the Crime Impact Statement, Greenheys Lane, Manchester Science Park Version A 31/03/23 stamped as received on 10-05-23, the development shall only be carried out in accordance with these approved details and within 3 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

26) Notwithstanding the details contained within condition 2 above prior to the first occupation of the building a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

(a) Detailed designs in relation to the above to including materials, kerb heights, installation of any dropped kerbs with tactile pavers across any vehicle access / layby adjacent to the site;

(b) Amendments to the existing TROs;

(c) Details of the disabled parking bay on Greenheys Lane ;

(d) Provision of a signalised crossing;

(e) Details of the 2 relocated bus stops on Greenheys Lane.

Applications for TROs must be submitted within 28 days of the Highways Scheme being approved. If TROs are resolved more than three months prior to target occupation, the approved scheme shall be implemented and be in place prior to the first occupation of the building. If the TRO is not resolved prior to three months before first occupation of the building, the Highways Scheme shall be implemented and be in place within three months of the TRO being resolved, and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

27) Before any part of the development hereby approved is first occupied details of the following to be based on the findings of a Stage 1 Road Safety Audit (RSA 1) shall be submitted and approved in writing by the City Council as Local Planning Authority:

A service management plan to include details of final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

28) No doors (other than those designated as access to the substation, fire exits and ground floor bin store shown on plan GRE-BDP-ZZ-00-DR-A-20-900 P01 shall open onto the adopted public highway

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

29) Prior to the first occupation of the development the cycle parking as shown in dwg GRE-BDP-ZZ-00-DR-A-20-900 P01 shall be fully implemented and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 11. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

31) Prior to the commencement of above ground works (excluding demolition) a programme for submission of final details of the public realm works and highway works as shown in dwgs GRE-BDP-01-XX-SP-L-0001 P02 LANDSCAPE SPECIFICATION, GRE-BDP-ZZ-XX-DR-L-00-002 P06 LANDSCAPE - COLOUR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-003 P04 LANDSCAPE - COLOUR UPPER FLOOR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-004 P03 LANDSCAPE - PAVING MATERIALS, GRE-BDP-ZZ-XX-DR-L-00-008 P03 LANDSCAPE - PLANTING STRATEGY PLAN, GRE-BDP-ZZ-XX-DR-L-00-009 P03 LANDSCAPE - PLANTING STRATEGY UPPER FLOOR, GRE-BDP-ZZ-XX-DR-L-00-101 P06 LANDSCAPE - GA

PLAN, GRE-BDP-ZZ-XX-DR-L-00-102 P04 LANDSCAPE - GA ROOF PLAN, GRE-BDP-ZZ-XX-DR-L-00-201 P03 LANDSCAPE - TREE CONSTRAINTS PLAN, GRE-BDP-ZZ-XX-DR-L-00-401 P01 LANDSCAPE - SECTIONS SHEET 1 , GRE-BDP-ZZ-XX-DR-L-00-402 P02 LANDSCAPE - SECTIONS SHEET 2, GRE-BDP-ZZ-XX-DR-L-00-501 P04, LANDSCAPE - LEVELS STRATEGY PLAN and GRE-BDP-ZZ-XX-DR-L-00-601 P03 LANDSCAPE - TYPICAL TREE PIT DETAILS all stamped as received on 10-05-23;

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details of the green wall system and how it would be irrigated and maintained;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Location and design of all furniture including seating areas, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people and child friendly features);

(g) Lighting around and within the site (which includes for consideration of older and disabled people);

(h) A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non residents, how access to these areas would be managed who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people;

(i) Details of wind mitigation and confirmation that these will result in acceptable conditions on the western terrace; and

(j) Details of the blue roof.

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

32) (a) The development (excluding plant and equipment) shall be implemented in accordance with the recommendations within the) Greenheys, Manchester Science Park, Environmental Noise Assessment Report Rev PO2 April 2023 by BDP;

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

33) Prior to development commencing a Stage 2 Detailed Unexploded Ordnance Desktop Threat Assessment of the site shall be carried out prior to any construction or intrusive works taking place in the future in accordance with the recommendations within the Phase 1 Geoenvironmental Desk Study & Ground Stability Risk, Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consulting 28-04-23 stamped as received on 10-05-23 and submitted and approved by the City Council as Local Planning Authority

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

34) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant paragraph 170 of the National Planning Policy Framework and Core Strategy policy EN14 and EN17.

35) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity and solar glare pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) The development shall be implemented in accordance with the Recommendations set out within the Preliminary Ecological Appraisal 02 05 23 Rev B by Tyler Grange stamped as received on 10-05-23 and Addendum Bat Note MSP Greenheys 11th July 2023 TG Report No. 15264 R06 BP DM by Tyler Grange stamped as received on 11 07 23;

Reason

For the avoidance of doubt and to ensure that the development provides biodiversity enhancements and mitigates potential impact on wildlife pursuant to policy EN15 and DM1 of the Core Strategy

37) The development shall be implemented in accordance with the recommendations of the Hub Building, Manchester Science Park Flood Risk Assessment MSP May 2014 By DW Consulting Ltd and Supplementary Flood Risk Assessment Rev A By DW Consulting Ltd 13-09-2019 (both stamped as recieved on 10-07-23) as updated by Greenheys Redevelopment, Manchester Science Park, Drainage Strategy 28-04-23 by DW Consulting Ltd and Supplementary Flood Risk Assessment By DW Consulting Ltd 28-04-23.

Reason: To promote sustainable development and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

38) Before any part of the development hereby approved is first occupied details of a car park management scheme for visitors and employees to ensure that there is adequate provision in place across the MSP shall be submitted and approved in writing by the City Council as Local Planning Authority:

The management scheme shall include details of final arrangements in relation to allocation and monitoring of parking demand and a strategy for the provision of further off site car parking should this been deemed necessary.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety and to provide appropriate levels of car parking facilities pursuant to Policy DM1 and T2 of the Core Strategy

39) The 2nd floor roof terrace hereby approved shall be used as ancillary facilities for building users or visitors only and shall not be accessible or useable by the general public.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

40) Prior to use of the 2nd floor terraces commencing details of the hours of operation shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

41) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

42) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

For the avoidance of doubt the demolition would not constitute the implementation of this consent and works of demolition are being dealt with under Prior Approval ref no 136962/DEM/2023

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations

for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

Nesting birds: No works to trees or shrubs shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out

INNS Management: It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as wall cotoneaster are included within this schedule. If any wall cotoneaster will be transported off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence .

Generator: The routine maintenance and servicing of any emergency generator shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

MCC records highlight that the underground watercourse (Corn Brook) is located within close proximity to the site (approximately 10m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately. The developer can request MCC asset records for this location via the following link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=llfa>

The consent hereby granted does not negate the need for any statutory consents required in relation to the development relating to Gas Infrastructure from Cadent Gas

Details of how the construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the noisier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

Date: 28 July 2023

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024