

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

Mr Ed Snaith
Manchester Quays Two Limited
c/o Allied London
Suite 1 Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

Agent (if used)

Mr Nab Speakes
3DReid
26 Cross Street
Manchester
M2 7AQ

Part 1 – Particulars of the application/development

Proposal: Refurbishment, change of use and extension to the existing Albert Shed warehouse, including conversion of the existing first floor car park into the food hall, addition of a mezzanine level and provision of an adjacent service yard.

Location: Shipyard (Albert Shed) , Water Street, Manchester,

Date of application: 23 January 2023

Application number: 136041/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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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:

The location plan referenced 200097-3DR-XX-DR-A-08001 Rev A received by the City Council as local planning authority on 23 January 2023

The drawings referenced:

200097-3DR-00-DR-A-08021 Rev A
200097-3DR-XX-DR-A-08003 Rev A

all received by the City Council as local planning authority on 23 January 2023

200097-3DR-ZZ-DR-A-08702 Rev A

received by the City Council as local planning authority on 18 April 2023

200097-3DR-ZZ-DR-A-08111 Rev C
200097-3DR-R1-DR-A-08024 Rev B
200097-3DR-ZZ-DR-A-08113 Rev A
200097-3DR-ZZ-DR-A-08114 Rev A

all received by the City Council as local planning authority on 21 April 2023

200097-3DR-ZZ-DR-A-08112 Rev C

received by the City Council as local planning authority on 19 May 2023

200097-3DR-01-DR-A-08022 Rev B
200097-3DR-ZZ-DR-A-08211 Rev C
200097-3DR-ZZ-DR-A-08212 Rev C

all received by the City Council as local planning authority on 2 June 2023

200097-3DR-M1-DR-A-08023 Rev A

received by the City Council as local planning authority on 7 June 2023

The Design and Access Statement prepared by 3DR3ID referenced 200097-3DR-XX-RP-A-08701_A (as amended by the above drawings) received by the City Council as local planning authority on 23 January 2023

The Air Quality Assessment prepared by BWB received by the City Council as local planning authority on 23 January 2023

The Crime Impact Statement prepared by Greater Manchester Police received by the City Council as local planning authority on 23 January 2023

The Shipyard Operational Management Plan received by the City Council as local planning authority on 23 January 2023

The Shipyards - Ventilation Strategy prepared by FWP UK Ltd received by the City Council as local planning authority on 23 January 2023

The Acoustic Planning Report prepared by Sandy Brown received by the City Council as local planning authority on 23 January 2023

The Flood Risk Assessment prepared by ARP received by the City Council as local planning authority on 23 January 2023

The Foul and Surface Water Drainage Strategy prepared by ARP received by the City Council as local planning authority on 23 January 2023

The Heritage Statement prepared by Stephan Levrant Heritage Architecture received by the City Council as local planning authority on 23 January 2023

The Waste and Servicing Strategy prepared by Vectos received by the City Council as local planning authority on 23 January 2023

The Transport Statement prepared by Vectos received by the City Council as local planning authority on 23 January 2023

The Framework Travel Plan prepared by Vectos received by the City Council as local planning authority on 23 January 2023

The Licensed Bat Survey and Ecological Assessment prepared by ERP (Consultant Ecologists) Ltd received by the City Council as local planning authority on 23 January 2023

The letter from 3DR3ID dated 20 March 2023 (points 4, 6 and 12 only).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC9, EN1, EN3, EN14 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) Before the development hereby approved commences, an emergency flooding plan shall be submitted to and approved in writing by the City Council as local planning authority. This approved emergency flooding plan shall be complied with for the duration of the use of the building hereby approved.

Reason: To protect occupiers from the dangers of flooding, pursuant to policy CC10, DM1 and SP1 of the Core Strategy.

4) Prior to the first use of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted for approval in writing by the City Council as Local Planning Authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal storage areas are required. The details of the approved scheme shall be implemented prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

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.

5) Prior to the commencement of the construction phase of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- further details on utility works and associated traffic management.
- the phasing and quantification/classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway.
- contractor parking provision.
- measures to deal with mud and dust on the highway.
- consideration of ongoing construction works and contractor parking in the locality.
- details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
- compound locations where relevant.
- location, removal and recycling of construction waste.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

6) No development shall take place until the following evidence has been submitted to and approved in writing by the Local Planning Authority:

- Where development is proposed above or in close proximity to a public sewer, evidence of agreement in principle from United Utilities.
- Evidence of consultation with the Environment Agency on the proposed substation.

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.

7) Prior to the commencement of the construction phase of the development a detailed method statement outlining management of the risks associated with open water during the construction works and during the operation of the use hereby approved shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with Manchester Water Safety Partnership), which for the avoidance of doubt shall include:

- i) The completion of the MWSP Water Safety Impact Assessment for developments by city centre waterways.
- ii) The provision of Public Rescue Equipment
- iii) The provision of publicly accessible signage/information promoting water safety

The measures identified shall be included within the development throughout the construction of the development and shall be maintained for the duration of the use.

Reason - In order to ensure that all staff, managers and construction workers involved in the construction and use of the property are aware of the risks of open water in order to minimise open water related accidents in accordance with Section 149 of the Equality Act 2010 and the Core Strategy for the City of Manchester, in particular Policies CC10 (A Place for Everyone), SP1 (Spatial Principles) and DM1 (Development Management)

and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework.

8) a) Prior to the commencement of the construction of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

In this condition a Local Labour 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 Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

The approved document shall be implemented as part of the construction of the development.

(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 to and approved 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.

9) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing 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.

The approved materials shall be used in the construction of the development.

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.

10) Prior to the loss of the existing ground floor disabled parking spaces, full details shall be submitted of the relocation of these spaces to the basement parking area. These works shall be carried out fully and only in accordance with the approved details prior to the loss of the existing ground floor disabled parking spaces and the spaces shall be retained in use for as long as the building is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

11) Prior to the commencement of the development hereby approved final details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks and bird boxes shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development 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.

12) The works shall not in any circumstances commence unless a method statement prepared by a specialist for bats including:

- A tool box talk to the contractor;
- Details of procedures should a bat be found and;
- A programme of bat surveys ahead of each phase of any external works where bats may be affected.

Has been submitted to and agreed in writing by the City Council as local planning authority before the development hereby approved commences. The approved documents shall be complied with for the duration of the external works.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

13) Before first occupation of any part of the development hereby approved, an updated Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

14) Prior to the commencement of the use hereby approved a statement and drawings confirming the plan for the provision of food courier parking for the food couriers that will service the development hereby approved at the site, which shall include evidence/data supporting the stated level of food courier collections and details of the parking locations and how this will be managed. The approved details shall be implemented and operational prior to the first operation of the use hereby approved and shall be maintained for the duration of the use.

Reason - To ensure that satisfactory infrastructure is appropriately provided to allow sufficient parking for food couriers by reference to the provisions of policies CC10, T1, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

15) Before the development is first brought into use details of provision to be made for bicycle parking shall be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

16) a) Prior to the first use of the development hereby approved, a scheme to acoustically insulate the internal areas of the premises and control the noise levels on the external terrace to limit the break out of noise shall be submitted for approval in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the first use of the premises.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

17) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the equipment to which these works relate.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Before the first use of the fume extraction approved within part (a) of this planning condition, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

18) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme 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 site.

b) Prior to first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

19) The proposed development shall be designed and managed in accordance with the recommendations contained within the Crime Impact Statement prepared by Greater Manchester Police Design for Security referenced 2022/0448/CIS/01. These measures shall be fully implemented before the use hereby approved commences. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for the development.

Reason: To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

20) (a). Three months prior to the first occupation of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted to and approved 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 Labour 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 Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b). Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted to and approved in writing by the City

Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

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

21) Prior to the occupation of the development, full details of the loading bay on Water Street, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved 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)

22) Notwithstanding the information detailed within Condition 2 of this application prior to first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

23) a) Prior to the removal of any part of the wall on Water Street a method statement for the creation of openings and strengthening measures shall be submitted to and approved in writing by the City Council as local planning authority.

b) The works to create openings within the wall shall be carried out fully in accordance with the approved method statement.

c) Any loss of fabric that is additional to that shown on the drawings included within Condition 2 of this permission shall be fully justified in terms of structural stability of the wall and the measures assessed to strengthen it and shall be approved in writing by the City Council as local planning authority prior to the first use of the development hereby approved.

d) The possibility of rebuilding the wall shall be assessed and the extent of rebuilding shall be fully justified and full details of the extent of rebuilding shall be submitted to and approved in writing by the City Council as local planning authority.

e) Any approved rebuilding shall be completed in accordance with the approved details prior to the first use of the development hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

24) a) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the works to each of the existing windows and window openings, shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the commencement of the works to the elevations of the shed hereby approved.

b) Full details of works to retained windows shall include a condition survey and method statement clarifying how the retained windows will be repaired.

c) Full details of replacement windows or reinstated windows shall include detailed scaled drawings, including cross sections showing the replacement windows in comparison to the existing.

d) Any removal of windows shall require assessment, justification and evidence of disrepair preventing reuse, which shall include a condition survey and method statement for the removal and clarification of how the windows affected will be reused.

e) The works shall be carried out only as agreed in accordance with the approved details and shall be completed prior to first occupation of the development hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

25) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of any landscaping works full and final details of the landscaping scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The following information shall be submitted:

(a) Samples and specifications of all materials to be used in the landscaping.

(b) Details of planting species.

(c) A strategy for quality control management and maintenance.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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 that a satisfactory measures to enhance biodiversity are incorporated within the development 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.

26) Notwithstanding the information detailed within Condition 2 of this application, full and final details of all works to create the new main entrance on Water Street, shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the commencement of any works to the elevations of the shed hereby approved. The works shall be carried out fully and only in accordance with the approved details.

Reason - In the interests of visual amenity, and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

27) Full details of the internal fit-out of the building shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the completed development. The internal fit out shall then be carried out full and only in accordance with the approved information.

Reason - To understand the impact on the character of the shed and the impact on surrounding occupiers in accordance with policies DM and SP1 of the Core Strategy for the City of Manchester.

28) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

The use of internal areas of the development -

Sunday to Thursday and Bank Holidays - 08:00 to 01:00

Friday and Saturday - 08:00 to 02:00

The last entry time on all days shall be 00:00 (midnight).

The ground floor external terrace -

08:00 to 23:00 daily.

The mezzanine level external terrace:

08:00 to 21:00 daily

The use of external speakers or music of any kind is not permitted on the external terraces.

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.

29) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 on Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

30) The development hereby approved shall proceed in strict accordance with the Flood Risk Assessment (FRA) (referenced 2132/01r1a, produced by ARP Associates, dated 13th January 2023) and the mitigation measures identified within. These measures shall be retained for the duration of the use.

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.

31) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the rooves 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

32) The windows at ground level, fronting onto Water Street, the Irwell River and New Quay Street 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.

33) The access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced 200097-3DR-01-DR-A-08022 Rev B and as described within the Design and Access Statement referenced 200097-3DR-XX-RP-A-08701_A received shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

34) The development shall proceed in strict accordance with the Flood Risk Assessment (FRA) (referenced 2132/01r1a, produced by ARP Associates, dated 13th

January 2023) and the mitigation measures identified, which shall be complied with for the duration of the construction phase of the development and completed prior to the first use of the development and retained for the duration of the use. Any proposed changes to the approved FRA and/or the mitigation measures identified will require the submission of a revised FRA as part of an amended planning application.

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.

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.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

If there is any substantive works within 8m or on the watercourse it will require an environmental permit.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

The following measures relating to construction and demolition are required to be discussed with the City Council's Environmental Health Service via Environment on Call (0161 234 5004):

- Measures to control noise and vibration.
- Dust suppression measures.
- A community consultation plan.
- Sheeting of construction vehicles.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk.

The applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The permission hereby granted does not grant or imply grant of planning permission or advertising consent for the signs that are shown on the drawings hereby approved. These signs require separate consent and will be assessed as part of that.

Date: 9 June 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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