

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

Ms Kath McVicker
Manchester City Council
Corporate Estates AMP Team
8th Floor Town Hall Extension
PO Box 532
Manchester
M60 2LA

Agent (if used)

Ms Bernadette Bone
BB Heritage Studio
Fox Corner
Fox Hill Drive
Stalybridge
SK15 2RP

Part 1 – Particulars of the application/development

Proposal: City Council Development for the erection of new fencing to the perimeter of the site, building mounted CCTV and a new CCTV pole in the adjacent park, urgent fabric repairs.

Location: Clayton Old Hall , Ashton New Road, Manchester, M11 4RU

Date of application: 15 November 2022

Application number: 135354/VO/2022

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 proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers engaged in pre-application discussions with the applicant's agent resulted in the submission of supplementary information that facilitated the appropriate assessment of the development.

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 stamped as received by the City Council as local planning authority on 2 November 2023, 10 January 2023, 23 February 2023 and 1 September 2023:

Planning applications forms

Site location plan Ref: 0224-al(05)001

Site plan as proposed Ref: 0224-al (05)012

Proposed ground and first floor Ref:0224-al(05)013

Proposed roof Ref: 0224-al(05)014

Proposed east and west elevations Ref: 0224-al(05)015

Proposed north and south elevations Ref: 0224-al(05)016

Fence and boundary fabric removal Ref: 0224-al(05)022

Proposed fence types Ref: 0224-al(05)023 Rev A

Elevation CCTV positions Ref: MCC-B01-XX-DR-E-0011

Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010

Design and Heritage Statement Ref: P0224_HS_REP001 Rev A Clayton Hall

Manchester Security Installation and Fabric Repairs dated February 2023 by BB

Heritage Studio

Structural Report Clayton Hall Ref: RGR/BBR/16076-srep Rev2 dated February 2022 by Morton Partnership

Bat Survey Report Ref: UG1455 Issue No 1 dated 4 August 2023 Clayton Hall Ashton Old Road Clayton Manchester M11 4RD by Urban Green

Badger Survey Report Ref: UG1455 Issue No 1 dated 4 August 2023 Clayton Hall Ashton Old Road Clayton Manchester M11 4RD by Urban Green

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies CD19 and DC20 of the Unitary Development Plan.

3) Before the commencement of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the detailed specification of works to the internal and external fabric of the building as referenced in document ref: Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010 Design and Heritage Statement Ref: P0224_HS_REP001 Rev A Clayton Hall Manchester Security Installation and Fabric Repairs paragraph 4.6.1 (page 14). The scheme shall include a methodology for the implementation of works, including material specifications, masonry/plaster removal, repointing and cleaning to be applied. The development shall be implemented in accordance with the approved development and maintained in situ thereafter.

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 for the City of Manchester and saved policies DC19 and DC20 of the Unitary Development Plan.

4) Before installation of security measures comprise horn speakers, radar detectors and cameras shown on Elevation CCTV positions Ref: MCC-B01-XX-DR-E-0011 and Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010 details of the final colour treatment of the equipment to secure an appropriate relationship to the external elevations of Clayton Hall shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development, installed in the positions shown on drawing referenced: Elevation

CCTV positions Ref: MCC-B01-XX-DR-E-0011 and Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010 and maintained in situ thereafter

Reason - To reduce the risk of crime and the interests of visual amenity pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework

5) Before the commencement of groundworks, a drawing shall be submitted to and approved in writing by the City Council as local planning authority, relating to the height, appearance, colour treatment and specification of the pole mounted CCTV camera in the position shown on drawings referenced: Site plan as proposed Ref: 0224-al (05)012. The approved details shall be implemented as part of the development, to a timescale agreed by the City Council as local planning authority and maintained in situ at all times thereafter.

Reason - To ensure the provision of satisfactory security arrangements and reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework and saved policy DC20 of the Unitary Development Plan.

6) The development shall be implemented in accordance with detail of the appearance and siting of retailing as details on drawings referenced Fence and boundary fabric removal Ref: 0224-al(05)022 and Proposed fence types Ref: 0224-al(05)023 Rev A. The installed railings shall be finished with a black colour treatment and retained in situ at all times thereafter.

Reason - Reason - To ensure the provision of satisfactory security arrangements and reduce the risk of crime and in the interests of residential amenity, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework and saved policy DC20 of the Unitary Development Plan.

7) Before the commencement of groundworks, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the provision of a landscaping scheme detailing replacement tree, shrub and other planting involving native species and arrangements for the implemented scheme and retained trees. The landscaping scheme shall be implemented within the first full planting season following the completion of the development and retained in situ at all times thereafter.

Reason - 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 SP1, EN9 and DM1 of the Core Strategy for the City of Manchester

8) The development shall be implemented in accordance with document referenced: Preliminary Arboricultural Assessment (PA) Ref: UG1455 dated 21 March 2023 by Urban Green, including the implementation of works to retained trees and tree removal.

Reason - 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 SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

9) Excavation of trenches relating the installation of cables to the CCTV pole as shown on drawing referenced shall be excavated by using non-mechanical equipment.

Reason - To protect the root systems of adjacent trees and to safeguard retained tree cover, pursuant to policies SP1, EN9 and SP1 of the Core Strategy for the City of Manchester.

10) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (1 March to 31 August), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation, pursuant to policy EN15 of the Core Strategy for the City of Manchester.

11) The development shall be fully implemented in accordance with document referenced: Bat Survey Report Ref: UG1455 Issue No 1 dated 4 August 2023 by Urban Green and stamped as received by the City Council as local planning authority on 1 September 2023. 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.

Reason - In order to enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

12) The removal or erection of fencing within 30 metres of any active wildlife habitats shall not be undertaken until written confirmation has been submitted to and approved in writing by the City Council as local planning authority demonstrating that either:

- a) A license has been issued by Natural England to facilitate works relating to authorised development; or
- b) A written statement is used by Natural England as the relevant licensing body that it does not consider that the specified development will require a license.

The development shall be fully implemented in accordance with the approved details.

Reason - In order to protect and enhance local biodiversity through the safeguarding of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

13) Before the undertaking of ground works, measures to ensure the maintenance protected species habitats within the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved arrangements shall be implemented to a timescale to be agreed in writing by the City Council as local planning authority and maintained in situ thereafter.

Reason - In order to protect and enhance local biodiversity through the safeguarding of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) Before the commencement of groundworks, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, which shall be related to a survey undertaken by an ecologist that includes an assessment of the areas of the moat where fencing is to be erected to determine the presence of hedgehog

habitats and measures to ensure their safeguarding during the construction phase of the development. The approved scheme shall be implemented prior to the commencement of excavation works and at all times during the construction phase of the development.

Reason - In order to enhance local bio-diversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and The National Planning Policy Framework.

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:

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 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 works affecting the moated platform will need to be considered as part of an application for Scheduled Monument Consent (SMC), which must be made to the Secretary of State for Culture, Media and Sport before the undertaking of works.

Date: 7 November 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 their 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.