MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Estates Design Services Group
University of Manchester
4th Floor Beyer Building
Oxford Road
Manchester
M13 9PL

Agent (if used)

Mr David Tye
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Remodelling of hard and soft landscape.

Location: Old Quadrangle, Manchester University, Oxford Road, Manchester, M13 9PL

Date of application: 1 September 2023

Application number: 137962/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 proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to soften the design of the seating defining the oval and regarding the improvement of the design to accommodate wheelchair users. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable including improvements to accommodate wheelchair users.

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:

Drawings
7212 L (00)01 Location Plan 1:1250
N 1963/1 Existing Site Plan with Levels - RO Sheet 1
N 1963/2 Existing Site Plan with Levels - RO Sheet 2
UMOQ-ITR-XX-00-DR-L-0001 P04 Landscape Masterplan
UMOQ-ITR-XX-00-DR-L-0002 P01 Removals Plan
UMOQ-ITR-XX-00-DR-L-0101 P04 Landscape General Arrangement
UMOQ-ITR-XX-00-DR-L-0201 P01 External Levels Strategy
UMOQ-ITR-XX-00-DR-L-0301 P01 Landscape Sections Sheet 1 of 3
UMOQ-ITR-XX-00-DR-L-0302 P01 Landscape Sections Sheet 2 of 3
UMOQ-ITR-XX-00-DR-L-0303 P01 Landscape Sections Sheet 3 of 3
The Old Quadrangle - Hard Surfacing Material Selection UMOQ-ITR-VV-XX-RP-L-2020 P01, 16th November 2023
Plan: M14420-RPS-ZZ-00-DR-E-6300-P05 Plan 'Proposed External Lighting' RPS.
Plan: 11146-WML-ZZ-XX-DR-C-1001 Rev P03 'Drainage Layout' prepared by WML Consulting
Documents:
Report: 11146R-WML-XX-ZZ-RP-C-9004 Basement Propping proposals 02 prepared by WML Consulting.
Design and Access Statement prepared by Wilson Mason Architecture and Interior Design
Arboriculture Report (including a Tree Survey, AIA and Tree Protection Measures Report) prepared by Lally Tree Management.
Construction Environment Management Plan and Waste Plan prepared by Recom.
Ecological Appraisal prepared by Rachel Hacking Ecology.
Heritage Statement (31.08.2023) prepared by Paul Butler Associates.
Planning Statement (including Blue and Green Strategy and Local Labour Agreement) (31.08.2023) prepared by Paul Butler Associates

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policy DM1.

3) Notwithstanding the details as set out in condition 2 above before the following element proceeds final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:
(a) Full and final details of the courtyard low level lighting scheme.
(b) Full and final details of the drainage works.
(c) Full and final details of signage proposed.
(d) Full and final details of the setting out and jointing pattern of hard surfacing materials including the interface with existing buildings

All of the above shall be implemented in accordance with the approved details before the use of the remodelled space commences unless otherwise agreed with the City Council as local planning authority.

Reason - In the interests of visual amenity and because the proposed works affect a courtyard space which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

4) External Materials, The development hereby approved shall be constructed in accordance with the following materials approved by the Old Quadrangle - Hard Surfacing Material Selection Report UMOQ-ITR-VV-XX-RP-L-2020 P01, 16th November 2023:

- Granite sett mix (P1)
- New sandstone (P2)
- Reclaimed sandstone (P3)
- Reclaimed sandstone to building trim (P6)
- Granite 'Ellipse' seat wall (W1)
- Granite 'Ellipse' flush (P4)
- Granite Edging
- Resin Bound Aggregate (P5) 'Winter Pearl'

If any further materials are required to be used for the development in addition to those listed above, prior to the use of any additional materials on site, samples and specifications of all additional materials to be used shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed only using the approved materials with layout and bonding to be agreed on site with the City Council prior to installation.

Reason - In the interests of visual amenity and because the proposed works affect a courtyard space which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) (a) Prior to the commencement of the development, 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 associated with the development 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).

6) No development including removal of materials shall take place, until the recommendations of the construction management plan approved have been implemented. The approved plan/statement shall be adhered to throughout the demolition/construction period. Any variations should be agreed with the Council. The plan shall provide at all times for:

- o 24 hour emergency contact number;
- o Hours of site operation;

o Parking of vehicle of site operatives and visitors
o Routes for construction traffic;
o Locations for loading/unloading and storage of plant, waste and construction materials;
o Method of preventing mud being carried onto the highway;
o Any necessary temporary traffic management measures;
o Arrangements for turning vehicles;
o Arrangements to receive abnormal loads or unusually large vehicles;
o Methods of communicating the Construction Management Plan to staff and students.
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. Development shall be carried out in accordance with the approved construction management plan.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policy DM1 of the Manchester Core Strategy (July 2012) pursuant to Core Strategy policy DM1.

7) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is first brought into use, then development shall cease and/or the development shall not be brought into use until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 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.

Date: 1 December 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 of 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