

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

Peelers Yard Ltd
Hilton House
26 - 28 Hilton Street
Manchester
M1 2EH

Agent (if used)

Mr Matthew Dixon
Enabl
16 Old Market Place
Altrincham
WA14 4DF

Part 1 – Particulars of the application/development

Proposal: Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations

Location: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

Date of application: 21 December 2022

Application number: 135818/JO/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. Pre application advice has been sought in respect of this matter where early discussions took place regarding the impact of the works. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 18 December 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning A

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

Drawings and documents approved under planning application 135818/JO/2022

0321-TGA-XX-00-DR-A-0202-PA1, 0321-TGA-XX-00-DR-A-0300 PA2, 0321-TGA-XX-01-DR-A-0301 PA2, 0321-TGA-XX-02-DR-A-0302 PA1, 0321-TGA-XX-03-DR-A-0303 PA1, 0321-TGA-XX-04-DR-A-0304 PA1, 0321-TGA-XX-05-DR-A-0305 PA1, 0321-TGA-XX-06-DR-A-0306 PA1, 0321-TGA-XX-07-DR-A-0307 PA1, 0321-TGA-XX-08-DR-A-0308 PA1, 0321-TGA-XX-XX-DR-A-0309 PA2, 0321-TGA-XX-XX-DR-A-0501 PA2, 0321-TGA-XX-XX-DR-A-0502 PA1, 0321-TGA-XX-XX-DR-A-0503 PA1, 0321-TGA-XX-XX-DR-A-0504 PA1, 0321-TGA-XX-XX-DR-A-0505 PA1, 0321-TGA-XX-XX-DR-A-0506 PA1, 0321-TGA-XX-XX-DR-A-0401-PA1, 0321-TGA-XX-XX-DR-A-0402-PA1, 0321-TGA-XX-XX-DR-A-0403-PA1, 0321-TGA-XX-XX-DR-A-0404-PA1 and 0321-TGA-XX-XX-DR-A-0405-PA1 received by the City Council, as Local Planning Authority, on the 21 December 2022

Section 73 Design and Access Statement Addendum, prepared by Tim Groom Architects and Heritage Assessment Addendum, prepared by Stephen Levrant received by the City Council, as Local Planning Authority, on the 21 December 2022

Drawings and documents approved under 125678/FO/2019

0321-TGA-XX-XX-DR-A-0511	Existing Elevation - Goulden St	REV P1
0321-TGA-XX-XX-DR-A-0512	Existing Elevation - Chadderton St	REV P1
0321-TGA-XX-XX-DR-A-0513	Existing Elevation - Cross Keys St	REV P1
0321-TGA-XX-XX-DR-A-0514	Existing Elevation - Bendix St	REV P1
0321-TGA-XX-XX-DR-A-0515	Demolition Elevation - Goulden St	REV P1
0321-TGA-XX-XX-DR-A-0516	Demolition Elevation - Chadderton St	REV P1
0321-TGA-XX-XX-DR-A-0517	Demolition Elevation - Cross Keys St	REV P1
0321-TGA-XX-XX-DR-A-0518	Demolition Elevation - Bendix St	REV P1
0321-TGA-XX-XX-DR-A-2101	Elevation Study A	REV P3
0321-TGA-XX-XX-DR-A-2102	Elevation Study B	REV P3
0321-TGA-XX-XX-DR-A-2103	Elevation Study C	REV P3
0321-TGA-XX-XX-DR-A-2104	Elevation Study D	REV P3
0321-TGA-XX-XX-DR-A-2105	Elevation Study E	REV P2
0321-TGA-XX-XX-DR-A-2106	Elevation Study F	REV P3
0321-TGA-XX-XX-DR-A-2107	Elevation Study G	REV P3
0321-TGA-XX-XX-DR-A-2120	Sample Panel	REV /
0321-TGA-XX-XX-DR-A-10000	Bendix Street - Ambulance Doors	
REV P2		
0321-TGA-XX-XX-DR-A-10001	Goulden Street - Police Yard Main Entrance	
REV P2		
0321-TGA-XX-XX-DR-A-10002	Bendix St - Chadderton St - New Block	
REV P2		

stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020

135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019

Supporting information

Ecology report prepared by Penny Anderson stamped as received by the City Council, as Local Planning Authority, on the 27 April 2020

Consultation responses, structural survey and heritage note stamped as received by the City Council, as Local Planning Authority, on the 23 September 2020

Design and access statement prepared by Tim Groom Architects, Air quality report prepared by Wardell Armstrong, Archaeology Assessment prepared by Salford University, Broadband Connectivity Report prepared by Pager Power, Construction Management Plan prepared by Mulbury City, Crime Impact Statement (Version C) prepared by Design for Security, Planning Statement prepared by Deloitte, TV reception report prepared by Pager Power, Ventilation Statement prepared by Future Serv, Wind Micorclimate Report prepared by Urban Microclimate, Landscaping concept statement (ref 136-LYRX-X-XX-RPT-L-0001-00), Noise Assessment prepared by DbX, Daylight and Sunlight report prepared by Grayscanlanhill, Drainage report prepared by Scott Hughes, Phase 1 Geo-Environmental site assessment prepared by e3p, Heritage Assessment prepared by Stephen Levrant and transport assessment (and travel plan) prepared by SK stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019

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.

3) a) The development hereby approved shall be carried out in accordance with Local Benefit Proposal stamped as received by the City Council, as Local Planning Authority, on the 25 October 2021 (as approved under CDN/21/0552).

(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 part (a) 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).

4) Notwithstanding the Report to Discharge Proposed Drainage Related Planning Condition stamped as received by the City Council, as Local Planning Authority, on the 18 November 2021 and Further details stamped as received by the City Council, as Local Planning Authority, on the 31 January 2022 (considered as part of CDN/21/0870), within one month of the date of this planning permission, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- The use of structures which discharge surface water to the underlying strata within 5m of building foundations (in accordance with Building Regulations Document H) is not encouraged. The following approach, if feasible, is as follows that the permeable paving is an attenuating structure and is wrapped in an impermeable geotextile membrane with the incorporation of perforated pipes which connects the system to the wider drainage network. A similar approach should be adopted within the rain gardens if feasible.

- Construction details of rain gardens.

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

5) The enabling works shall be carried out in accordance with Phase II Geoenvironmental Site Assessment, Goulden Street, Manchester, E3P, Reference: 12-728-R2-2, Dated: 5 February 2021, Remediation and Enabling Works Strategy, Goulden Street, Manchester, E3P, Reference: 12-728-R3-1, Dated: March 2021 and Enabling works plan received by the City Council, as Local Planning Authority, on the 22 July 2021 (as approved under CDN/21/0552).

Site Investigation

Risk Assessment

[illegible]

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 set out within the approved Written scheme of investigation..

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

8) Prior to any above ground works samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part 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 (as approved under 132284/NMC/2021)

9) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.
For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

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 pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

10) (a) Notwithstanding drawings 135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, prior to the first occupation of this development, details of hard and soft landscaping treatments (including street trees and appropriate samples of hard landscaping materials) shall be submitted to and approved in writing by the City Council

as local planning authority. For the avoidance of doubt, this shall include a high quality natural stone product to the footways.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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 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.

11) The development hereby approved shall be carried out in accordance with the Energy statement and Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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.

12) Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road and local traffic network shall be submitted for approval in writing by the City Council, as

Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) Notwithstanding the waste management arrangements for the residential element of this development hereby approved shall be carried out in accordance with site waste management strategy received by the City Council, as Local Planning Authority, on the 23 December 2019 and drawing 0321-TGA-XX-00-DR-A-0300 PA2 received by the City Council, as Local Planning Authority on the 22 December 2022, prior to any above ground works, a updated waste management strategy and bin store size shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

15) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City

Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

17) If any 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.

18) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019. The development shall only be carried out in accordance with these approved details. 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.

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.

19) The development shall be carried out in accordance with the travel plan framework prepared by SK Transport stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building 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
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the first occupation of the development, the provision of 73 cycle spaces, as indicated on drawing 0321-TGA-XX-00-DR-A-0300 PA2 received by the City Council, as Local Planning Authority on the 22 December 2022 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

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).

21) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site which shall include the use of a high quality natural stone product;
- Installation of street trees; and
- Installation of cycle stands.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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) and in accordance with the New Cross Public Realm Strategy.

22) Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) Prior to the first occupation of the development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

27) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, 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.

28) The development hereby approved shall include for full disabled access to be provided to the internal courtyard and communal walkways and via the main entrances and to the floors above.

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

29) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof (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 pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

30) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

31) Prior to the first use of the roof terrace as shown on drawing 0321-TGA-XX-08-DR-A-0308 PA1 stamped as received by the City Council, as Local Planning Authority, on the 22 December 2022, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented for as long as the roof terrace remains in use.

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of 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.

32) Notwithstanding the Air quality report prepared by Wardell Armstrong received by the City Council, as Local Planning Authority, on the 23 December 2019, prior to the first occupation of the residential element of the scheme hereby approved a scheme for ventilation and façade interventions shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy (2012) and the NPPF.

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.

Date: 25 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 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.