

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 Conal Spellacy
Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Agent (if used)

Mr Robert Swiatek
AA Projects
Jackson House
Sibson Road
Sale
M33 7RR

Part 1 – Particulars of the application/development

Proposal: Variation of condition numbers 2 (specified plans) and 3 (final details of other works) from Listed Building Consent reference 136153/LO/2023 to allow an amendment to the support structure for the Air Source Heat Pumps and an increase in the finished height of the ASHP and living wall screening by 500mm

Location: Didsbury Library, 692 Wilmslow Road, Manchester, M20 2DN

Date of application: 15 September 2023

Application number: 138109/JO/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

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 listed building consent reference 136153/LO/2023 that date being 4th May 2023.

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:
6300 Rev 3 'All Floors Proposed Lighting and Emergency Lighting Upgrade'; 6776-M-DR-04 01 Rev B 'Ground Floor radiator's; 'Didsbury Library Proposed layout' 6776-M-DR-02 01 Rev B; 6776-M-DR-05 01 Rev B 'First Floor Radiators'; Design and Access

Statement and; Heritage Statement prepared by AAP Projects all as received by the City Council as local planning authority on the 3rd February 2023

19972-DL-010 Rev C 'Proposed External Works'; 19972-DL-204 Rev A 'Proposed Elevations 1-3 Option 2'; 19972-DL-205 Rev A 'Proposed Elevations 4-6' Option 2; BF16046-001.dwg; all as received by the City Council as local planning authority on the 14th September 2023

'Condition Discharge Information Pack Two' prepared by AAP projects and including the Living Wall details drawing references: 9010 Revision T1 'Didsbury Library Green Wall Frame Plan and detail' prepared by Clancy; and, 205_004 'plan and section/break-down' prepared by IWANTPLANTS

Design and Access Statement and; Heritage Statement prepared by AAP Projects all as received by the City Council as local planning authority on the 3rd February 2023

Arboricultural Statement prepared by Cheshire Woodlands as received on the 20th April 2023

Details and documents relating to condition discharge reference CDN/23/0540

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) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

a) Full and final details of the radiators to be installed together with methods of fixing and routing of associated pipework and colouration of the radiators to be installed based upon a full review of the colour of existing radiators.

Reason- To ensure that the proposed works to a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest are undertaken in accordance with best conservation practice to protect the character and appearance of this building and in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 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:

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

Date: 26 October 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.