

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

Bruntwood SciTech Ltd
C/o Agent
Manchester

Agent (if used)

Miss Eithne Fitzgerald
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Continuation of the use of the land as a temporary surface car park for a period of 4 years.

Location: Denmark Road Car Park, Ripon Street, Manchester, M15 6JS

Date of application: 11 May 2023

Application number: 136942/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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 1 August 2027 and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within six months in accordance with a scheme previously approved, and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - As the proposal is of a temporary nature only, in the interests of amenity and to allow for the future permanent development of the site, pursuant to Policies SP1 and DM1 of the Core Strategy.

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

- o (0-)AP005 Revision P02: Site Location Plan (Temporary Car Park) (Dated 10/05/2023)
- o P2006149 (9-)L021 Revision E: Ripon Street Temporary Car Park Layout Plan (Dated 10/05/2023)
- o P2006149 (9-)L022 Revision B: Ripon Street Temporary Car Park Planting Strategy Plan (Dated 10/05/2023)
- o P2006149 (9-)L023 Revision C: Ripon Street Temporary Car Park Landscape Elevations (Dated 10/05/2023)
- o P2006149 (9-)L024 Revision C: Ripon Street Temporary Car Park Levels Plan (Dated 10/05/2023)
- o P2006149 (9-)L028 Revision B: Ripon Street Temporary Car Park Planting Plan (Dated 10/05/2023)
- o 001151-E01 Revision D: The Hub Manchester Science Parks Temporary Car Park Lighting Layout (Dated 06/06/2014)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and Sections 6, 7 and 12 of the National Planning Policy Framework.

3) Within 28 days of the permission hereby granted, details of the measures to allow for the provision of electric vehicle charging points shall have been submitted the City Council as Local Planning Authority for approval. Within three months of the issuing of a decision notice on the approved details, they shall be made available for use and be retained thereafter for the lifetime of the temporary use.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

4) The drainage scheme shall continue to be maintained in accordance with the details submitted to discharge conditions relating to application 106024/FO/2014/S1.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity by ensuring the satisfactory storage of/disposal of surface water from the site, pursuant to policy EN14 and DM1 of the Core Strategy.

5) The car parking layout shall be surfaced, demarcated and made available for use in accordance with drawing no. P2006149 (9-)L021 Revision E: Ripon Street Temporary Car Park Layout Plan (Dated 10/05/2023) and be retained thereafter for the lifetime of the temporary permission hereby approved.

Reason - Reason - To ensure that there is satisfactory and safe car parking on site, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) The boundary treatments hereby approved, as shown on drawing no. P2006149 (9-)L023 Revision C: Ripon Street Temporary Car Park Landscape Elevations (Dated 10/05/2023), shall be installed and retained thereafter for the lifetime of the temporary use hereby approved.

Reason - In the interest of visual amenity and neighbouring amenity pursuant to policy DM1 and the National Planning Policy Framework.

7) Existing vegetation on site will be retained in accordance with drawing nos.P2006149 (9-)L022 Revision B: Ripon Street Temporary Car Park Planting Strategy Plan (Dated 10/05/2023); P2006149 (9-)L023 Revision C: Ripon Street Temporary Car Park Landscape Elevations (Dated 10/05/2023); and P2006149 (9-)L028 Revision B: Ripon Street Temporary Car Park Planting Plan (Dated 10/05/2023). The proposed landscaping measures hereby approved shall be installed within the first planting season following the date of this permission and be retained 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.

8) The application site shall be illuminated in accordance with drawing no. 001151-E01 Revision D: The Hub Manchester Science Parks Temporary Car Park Lighting Layout (Dated 06/06/2014) and the lux calculations contained within the submitted Temporary Car Park Lighting Document (Prepared by Relux; Dated 04/06/2014) for the lifetime of the temporary permission hereby approved. Any scheme for the variation in luminance levels of or change in arrangement/layout of sources of light on site, shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority.

Reason - To protect neighbouring amenity in accordance with Core Strategy Policies SP1 and DM1, 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:

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.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Date: 5 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 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