

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

Agent (if used)

Miss Jennifer Chatfield
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Change of Use of Levels 1 and 2 of the Base building from office use (Use Class E) to Education use (Use Class F.1a) together with external alterations to the east elevation facade and landscaping to accommodate the inclusion of a new fire escape door.

Location: Levels 1 And 2, Base , Greenheys Lane, Manchester Science Park, Manchester, M15 6LR

Date of application: 8 March 2023

Application number: 136296/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 and allowed determination.

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:

The location plan referenced 0237 BA-BAR-01-XX-DR-A-05-0501 Rev - received by the City Council as local planning authority on 17 February 2023

The drawings referenced:

0237 BA-BAR-01-XX-DR-A-05-0511
0237 BA-BAR-01-XX-DR-A-05-0521
BA-BDP-01-XX-DR-L-(9-)L101 Rev R02
BAS-BDP-ZZ-00-PL-A-2001 Rev P04
BAS-BDP-ZZ-01-PL-A-2001 Rev P04
BAS-BDP-ZZ-02-PL-A-2001 Rev P04
BAS-BDP-ZZ-MZ-PL-A-2001 Rev P04
BAS-BDP-ZZ-XX-SE-A-3801 Rev P05
BAS-BDP-ZZ-XX-SE-A-3802 Rev P03

all received by the City Council as local planning authority on 6 March 2023

The Design and Access Statement -Addendum prepared by Bridge Architects received by the City Council as local planning authority on 6 March 2023

The Environmental Noise Assessment Report Rev A dated August 2019 prepared by BDP received by the City Council as local planning authority on 6 March 2023

External Plant Noise Assessment dated January 2022 prepared by Stroma received by the City Council as local planning authority on 6 March 2023

Building Services Noise Commissioning Measurements dated October 2022 prepared by Stroma received by the City Council as local planning authority on 6 March 2023

Plant Noise Egress Report dated October 2022 prepared by BDP received by the City Council as local planning authority on 6 March 2023

The Operational Management Strategy prepared by the University of Bolton Manchester received by the City Council as local planning authority on 6 March 2023

The Planning Statement prepared by Deloitte received by the City Council as local planning authority on 6 March 2023

The Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023

The Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023

The Interim Travel Plan dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023

The Transport Statement dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023

The Transport Statement Addendum prepared by Curtins received by the City Council as local planning authority on 6 March 2023

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) The premises shall be used for any purpose in Class F1(a) (Provision of Education) and for no other purpose within Class F1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order.

Reason

In the interests of protecting the nature of use of the accommodation and the use of the surrounding complex pursuant to policies DM1, CC7 and SP1 of the Unitary Development Plan for the City of Manchester and in accordance with the description detailed in the application.

4) (a) Prior to the first use of the development hereby approved, the cycle spaces, as indicated on drawing referenced BA-BAR-01-XX-DR-A-05-0511 and BA-BDP-01-XX-DR-L-(9-)L101 Rev R02 and described within paragraph 2.1.2 of the Transport Statement Addendum prepared by Curtins all received by the City Council, as Local Planning Authority, on 6 March 2023 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) Within six months of the first use of the educational use, the number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 5 of this planning permission. The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

5) Within six months of the commencement of the use of levels 1 and 2 of the building hereby approved, a revised Travel Plan which is consistent with the Interim Travel Plan submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the building and the impacts of the use of the building for the purpose hereby approved shall be submitted to and approved 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 to the building, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

6) The additional escape door hereby approved shall be certified to a burglary resistant standard (i.e. LPS 1175 SR 2).

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.

7) When the development is operational, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) The approved scheme for the storage and disposal as detailed within the Waste Management Strategy prepared by Curtins and the Waste Management Strategy Note prepared by Curtins dated 19 August 2022 both received by the City Council as local planning authority on 6 March 2023 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

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.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

The permission hereby granted does not grant or imply grant of planning permission for the installation of externally mounted plant and equipment.

Date: 12 May 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