

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

Ms Helen Kelly
Suez Recycling and Recovery UK Ltd
West Sleekburn IWMF
West Sleekburn Industrial Estate
Bedlington
NE22 7LQ

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Reorganisation and expansion of existing Household Waste Recovery Centre (HWRC) including erection of double stacked modular staff welfare building, single storey modular sales building and single storey modular 'sentry' building

Location: Reliance Street Household Waste Recycling Centre , Reliance Street, Manchester, M40 3EZ

Date of application: 20 September 2022

Application number: 134986/FO/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

Condition(s) attached to this decision

0) 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. Officers worked in a positive and proactive manner with the applicant to deliver an acceptable scheme, in particular in relation to issues regarding loss of trees , improved biodiversity and cycle storage . The revised proposal is considered to be in accordance with City Council policy and appropriate conditions are attached.

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:

216352-CCL-XX-00-DR-C-4002 rev. P03 Proposed site plan;
216352-CCL-XX-00-DR-C-4002 rev. P03 Site location plan (site edged red and blue) ;
216352-CCL-XX-00-DR-C-4005 rev. P01 Proposed site sections
216352-CCL-XX-00-DR-C-4006 rev. P01 Proposed Building Plans/Elevations

216352-CCL-XX-00-DR-C-4007 rev. P01 Existing site plan

Site context visual;

Site context ariel visual view to west ;

Site context aerial visual view to Reliance Street(1) ;

Site context visual view to Reliance Street(2) ;

Site context aerial view of site

Site context aerial visual view facing east;

Site connect visual of area between the entrance to the site and access to operational area;

Utilities Search report dated 16 June 2021 ref: 216352 (incorporating Coal report) ;

Environmental Lighting Impact Assessment Report ref: SHD244-SHD-HLG-RELI-RP-EO-Lighting Assessment Report-R1;

Private Lighting design light spill Sheet 1 of 1 rev.R1

Planning Statement ref: 216352 dated 8th September 2022;

Statement of Community Involvement ;

Qualitative Noise Impact Assessment;

BS 5837 Trees in Relation to Design, Demolition and Construction - Recommendations Report;

Suez Reliance Street HWRC Survey Map November 2022 with existing tree locations;

Technical Briefing Note : Biodiversity Net Gain;

Ecological appraisal October 2021 ref: 1006323 EcoApp vf1/HK/MRD ;

Flood Risk and Drainage Strategy dated 8th September 2022;

Phase 1 Contaminated Land Assessment dated 26th July 2022;

Transport Statement dated 8th September 2022;

Received 20th September 2022.

Additional land take plan ref: 216352-CCL-XX-00-DR-C-4008 rev. P01 received 6th October 2022;

Plan ref: Site electric charging points 216352-CCL-XX-00-DR-C-4009 rev.P01 received 24th November 2022.

Content of email from applicant dated 18.01.2023 In regard to tree removal and cycle parking, and two plan extracts regarding parking bay dimensions received 18.01.2023
Sheffield stye hoop location plan: 216352-CCL-XX-00-DR-C-4010 P01received 26th January 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans., pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards

and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and pursuant to policies EN08 and EN14 of the Manchester Core Strategy (2012).

4) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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 national policies within the NPPF and NPPG and pursuant to policies EN08 and EN14 of the Manchester Core Strategy (2012).

5) Prior to the commencement of development, a detailed construction management plan

outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- The routing of construction traffic;
 - Detail the vehicular activity associated with the construction including appropriate swept path assessment;
 - Details of the location and arrangements for contractor parking;
 - The identification of the vehicular access points into the site;
 - Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
 - The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
 - For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
 - Identify measures to reduce noise emissions;
- Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

6) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

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, and for the ongoing protection of the Water Environment from risks arising from land contamination, and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework, and pursuant to policy EN 18 of Manchester Core Strategy (2012) .

7) a) Prior to the implementation of the two electric vehicle charging points on plan ref: Site electric charging points 216352-CCL-XX-00-DR-C-4009 rev. P01 , finalised manufacturers specifications of the electric vehicle charging equipment to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the Household Waste development being operational any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

8) The car parking indicated on plan ref: Proposed site plan 216352-CCL-XX-00-DR-C-4002 rev. P03 Proposed site plan, shall be surfaced, demarcated and made available for use prior to the development hereby approved being operational. The car parking shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the proposed development in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

9) The sheffield style' cycle hoop as shown on plan ref : 216352-CCL-XX-00-DR-C-4010 P01received 26th January 2023 shall be implemented prior to the extended reconfigured Household Waste Recovery Centre hereby approved being brought into use

The approved space and facility shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

10) The development hereby approved shall be constructed and operated in accordance with the information in Qualitative Noise Impact Assessment AJA noise

report received 20th September in relation to the equipment to be used on the site . The development shall be operated in accordance with this scheme for as long as the development is in operation.

Reason - In order to protect the amenity of local residents in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

11) The Household Waste recovery Centre shall not be open outside the following hours:-

0800 - 2000 Mondays to Sundays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, when the development is operational, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) The external lighting shall be implemented in accordance with the with details on plan ref: Private Lighting design light spill Sheet 1 of 1 rev.R1 and Lighting Assessment Report-R1 (notwithstanding any reference to 8m columns) and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure the security of the development and to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy (2012).

13) 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 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 policy DM1 of the Manchester Core Strategy (2012).

14) The hours of construction of the development hereby approved shall be restricted to 7.30am to 6:00pm on Monday to Friday, 8.30am to 2.00pm on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason - In interests of residential amenity in order to reduce disturbance during construction , pursuant to policy DM1 of the Manchester Core Strategy (2012).

15) Notwithstanding the planting annotated on plan ref: 6323 BIA 2 in the BNG Assessment , finalised specifications of the planting to the site areas identified on 6323 BIA 2 (including tree planting), together with ongoing management and maintenance arrangements shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of commencement of development. The approved scheme shall be implemented not later than 12 months from the date the Household

Waste Recovery Centre is operational. 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 to improve biodiversity and which respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

16) Finalised specifications of the planting to the site areas identified on 6323 BIA4 - Proposed Habitats off site areas in the BNG Assessment received 20th September 2022, together with ongoing management and maintenance arrangements associated in delivering biodiversity enhancement at the site shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of commencement of development. The approved scheme shall be implemented not later than 12 months from the date the Household Waste Recovery Centre is operational.

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 to improve biodiversity and which respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

17) .(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars in BS 5837 Trees in Relation to Design, Demolition and Construction - Recommendation report dated November 2022, as amended by content of email from applicant dated 18.01.2023 in regard to tree removal, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

18) No removal of or works to any hedgerows, trees or shrubs should take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

19) The finalised details of the location , height and style of all fencing and gates proposed to be erected shall be submitted to and approved in writing , prior to the installation of any boundary treatment. The boundary treatment shall be completed before the development is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development along Lawton Street 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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

20) The 'Re-Use' shop hereby approved shall only be used for retail purposes, and in conjunction with the Household Waste Recovery Centre, and for no other purposes including other uses in Class E in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of residential amenity, pursuant policy DM1 of the Manchester Core Strategy (2012).

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.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will

need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

The installation of the modular buildings should not affect the existing security measures of the site. The modular buildings should be of a fire-proof construction and include security-rated doors and shutters tested to LPS 1175, Security Rating 2. It should be covered by a monitored alarm system and the site CCTV.

The documents accompanying the application suggest that although not present on the site both Japanese Knotweed and Himalayan Balsam, were recorded adjacent to the site. As such, it is recommended that appropriate safeguards be put in place to prevent the spread of these invasive species during the proposed development works. Such measures would likely involve herbicide application and/or excavation and removal of any material within the site itself (which should then be disposed of appropriately to prevent colonisation of off-site areas). It is recommended that an appropriate specialist contractor is engaged to deal with the treatment, control and/or removal of the areas affected. During construction appropriate safeguards, including the use of protective fencing should be put in place, with a buffer zone of at least 7m allowed around the plant.

If during the undertaking of development, land contamination is identified which could pose risks to controlled waters, then in association with addressing this risk the Environment Agency recommend that you:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by contamination
- Refer to their Guiding principles for land contamination for the type of information that they require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health.

- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information
- Refer to 'The Environment Agency's approach to groundwater protection'

Advice to Applicant / Agent - Surface and Groundwater Discharge

From the submissions made, we note that it is the intention of the applicant/agent to drain surface water arising from the proposed development into pre-existing wider site drainage which outfalls to Moston Brook (main river). It is presumed that this discharge will be uncontaminated (as detailed within groundwater protection position statement G12) and therefore will not require an environmental permit for this operation.

In accordance with the Environmental Permitting (England and Wales) Regulations 2016, an environmental permit maybe be required if there is an intention to discharge liquid effluent / waste water into:

- Surface waters, for example, rivers, streams, estuaries, lakes, canals or coastal waters - known as 'water discharge activities'
- Ground, such as spreading waste sheep dip, or discharging treated sewage effluent to ground through an infiltration system - known as 'groundwater activities'

Waste water includes:

- poisonous, noxious or polluting matter
- polluting substances
- waste matter
- trade or sewage effluent

An environmental permit is not required if:

- to discharge uncontaminated water, such as clean rainwater from roofs (as explained in groundwater protection position statement G12) or from small areas of hardstanding to surface water
- to discharge uncontaminated water collected from public roads and small parking areas (that's been through a properly maintained oil separator) to surface water
- for certain low risk groundwater activities, known as groundwater activity exclusions
- for a closed-loop heat exchanger

Using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

You must use appropriate pollution prevention measures to make sure your discharge does not cause pollution.

For further advice and guidance on this topic, please refer to the following gov.uk page: Discharges to surface water and groundwater: environmental permits - GOV.UK (www.gov.uk)

Date: 1 February 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