

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 Michael Hicks
University of Manchester
4th Floor Beyer Building
Manchester
M13 9PL

Agent (if used)

Mr Simon Brooke
Jefferson Sheard
52 Princess Street
Manchester
M1 6JX

Part 1 – Particulars of the application/development

Proposal: Erection of two storey music practice building (Class D1) with associated landscaping of the courtyard area.

Location: Martin Harris Centre For Music And Drama , Bridgeford Street, Manchester, M13 9PL

Date of application: 1 November 2022

Application number: 135026/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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application that has allowed the application to be approved.

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 site location plan referenced 2080-JSA-XX-00-DR-A-00005 Rev P3 received by the City Council as Local Planning authority on 28 October 2022

The drawings referenced:

2080-JSA-XX-XX-DR-A-31501 Rev P2
2080-JSA-XX-03-DR-A-02004 Rev P1

received by the City Council as Local Planning authority on 17 February 2023

2080-JSA-XX-XX-DR-A-35051 Rev P1
2080-JSA-XX-XX-DR-A-35052 Rev P1
2080-JSA-XX-XX-DR-A-35053 Rev P1
2080-JSA-XX-XX-DR-A-35054 Rev P1
2080-JSA-XX-XX-DR-A-35055 Rev P1
2080-JSA-XX-XX-DR-A-35056 Rev P1
2080-JSA-XX-XX-DR-A-35057 Rev P1
2080-JSA-XX-XX-DR-A-35058 Rev P1
2080-JSA-XX-02-DR-A-02002 Rev P11

received by the City Council as Local Planning authority on 16 February 2023

0626_PLI_00_ZZ_DR_L_0101 Rev P04

received by the City Council as Local Planning authority on 6 January 2023

2080-JSA-XX-00-DR-A-02000 Rev P11
2080-JSA-XX-01-DR-A-02001 Rev P11
2080-JSA-XX-XX-DR-A-04001 Rev P9
2080-JSA-XX-XX-DR-A-04002 Rev P8
2080-JSA-XX-XX-DR-A-04003 Rev P8
2080-JSA-XX-XX-DR-A-04004 Rev P8
2080-JSA-XX-00-DR-A-01000 Rev P9

received by the City Council as Local Planning authority on 25 November 2022

2080-JSA-XX-XX-DR-A-03001 Rev P5
2080-JSA-XX-XX-DR-A-03002 Rev P5
2080-JSA-XX-03-DR-A-02003 Rev P3

received by the City Council as Local Planning authority on 23 September 2022

The Landscaping Plan prepared by Plincke received by the City Council as Local Planning authority on 1 November 2022

The Design and Access Statement prepared by Jefferson Sheard Architects received by the City Council as Local Planning authority on 23 September 2022

The Humanities Building Landscape University of Manchester Outline Specification prepared by PLINCKE received by the City Council as Local Planning authority on 23 September 2022

Phase 1 Preliminary Risk Assessment prepared by Clancy Consulting received by the City Council as Local Planning authority on 5 January 2023

The Ground Survey prepared by Clancy Consulting received by the City Council as Local Planning authority on 23 September 2022

Acoustic Design Report prepared by Tetra Tech received by the City Council as Local Planning authority on 23 September 2022

The Biodiversity Net Gain Assessment prepared by Tetra Tech received by the City Council as Local Planning authority on 23 September 2022

The Ecological Appraisal prepared by Tetra Tech received by the City Council as Local Planning authority on 23 September 2022

The Flood Risk Assessment prepared by Clancy Consulting received by the City Council as Local Planning authority on 23 September 2022

The Archaeological Desk-Based Assessment prepared by RPS received by the City Council as Local Planning authority on 23 September 2022

The completed Waste Management proforma received by the City Council as Local Planning authority on 17 October 2022

The email from Jefferson Sheard Architects dated 17 October 2022, 1 November 2022, 21 December 2022, 6 January 2023, 8 February 2023 (11:25) and 17 February 2023 (15:06 and 16:41)

The email from The University of Manchester to Jefferson Sheard Architects dated 14 October 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC1, CC4, CC5, CC9, CC10, C1, T1, T2, EC1, EC8, EN1, EN3, EN4, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) a) The Phase 2 Site Investigation Report prepared by Clancy Consulting received by the City Council as Local Planning authority on 5 January 2023 shall be fully implemented before the development hereby approved commences.

b) Prior commencement of the development, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy and Risk Assessment Report) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority within 9 months of the commencement of the development.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in

writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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, pursuant to policies DM1 and EN18 of the Core Strategy.

4) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal storage areas are required. The details of the approved scheme 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.

5) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy.

The approved materials shall be used in the construction 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.

6) Prior to the commencement of the construction of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with The Canal and River Trust), which for the avoidance of doubt should include;

- Details of the phasing and quantification/classification of vehicular activity associated with planned construction to include commentary on types and frequency of vehicular

demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highways

- Details of other ongoing construction works and contractor parking in the locality
- Details of the location and arrangements for all parking of all construction related vehicles and staff
- Method Statements and risk assessments for construction and demolition works
- Display of an emergency contact number to be displayed in a publicly accessible location
- Details of Wheel Washing
- Dust and dirt suppression measures
- Compound locations where relevant
- Location, removal and recycling of construction waste;
- Sheeting over of construction vehicles;
- construction and demolition methods to be used; including the use of cranes;
- The identification of all vehicular access points into the site;
- a highway dilapidation survey including photographs and commentary on the condition of any public carriageway/footways on construction vehicle routes surrounding the site.

Construction of the 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, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

7) Before the development hereby approved commences, an emergency flooding plan shall be submitted to and approved in writing by the City Council as local planning authority. This approved emergency flooding plan shall be complied with for the duration of the use of the building hereby approved.

Reason: To protect occupiers from the dangers of flooding, pursuant to policy CC10, DM1 and SP1 of the Core Strategy.

8) Before any above ground works hereby approved commences, an Environmental Standards Statement shall be submitted to and approved in writing by the City Council as local planning authority. This approved Environmental Standards Statement shall be complied with for the duration of the use of the building hereby approved.

Reason: To protect occupiers from the dangers of flooding, pursuant to policy CC10, DM1 and SP1 of the Core Strategy.

9) a) Before development commences a sustainable surface water drainage scheme and a foul water drainage scheme based on sustainable drainage principles shall be submitted to and approved in writing by the City Council as local planning authority. This must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

b) Prior to first occupation of the development the approved drainage scheme (a) shall be constructed and completed fully in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system to manage the risk of flooding and pollution pursuant to policies EN17 and DM1 of the Core Strategy.

10) Notwithstanding the FRA received by the City Council, as Local Planning Authority, on 23 September 2023, development hereby approved shall not commence until the Flood Risk Assessment has been updated to include a copy of the EA flood level data to support the proposed Finished Floor Levels and has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy

11) No approved construction works shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. 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.

12) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the City Council as local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system to manage the risk of flooding and pollution pursuant to policies EN17 and DM1 of the Core Strategy.

13) Prior to the commencement of any above ground works hereby approved final details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks and bird boxes shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

14) a) Prior to any above ground works, a scheme shall be submitted to acoustically insulate and limit the breakout of noise in accordance with the Acoustic Design Report prepared by Tetra Tech dated 24 June 2022 received by the City Council as local planning authority on 23 September 2022. The scheme shall then be implemented in full before the use commences.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

15) a) The externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Acoustic Design Report prepared by Tetra Tech dated 24 June 2022 received by the City Council as local planning authority on 23 September 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Prior to first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be

detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development

16) No existing car parking spaces suitable for use by disabled persons shall be removed unless and until the 2no. proposed parking spaces have been provided in accordance with the information shown on drawing referenced 0626_PLI_00_ZZ_DR_L_0101 Rev P04. These parking spaces shall be retained and permanently reserved for use by disabled persons accordingly.

Reason - To ensure that adequate provision is made for parking for disabled persons and sustainable travel, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

17) Notwithstanding the information detailed within Condition 2 of this application, details of the materials of the screen for the externally mounted equipment including samples shall be submitted to and agreed in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment on the substation roof as hereby approved.

The approved screen shall be installed within a week of the installation of the equipment hereby approved and shall be implemented fully and only in accordance with the approved information. The equipment shall be screened for as long as it is in situ.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of any landscaping works full and final details of the landscaping scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The following information shall be submitted:

(a) Samples and specifications of all materials to be used in the landscaping and jointing and fixing details between all component materials.

(b) Details of planting species.

(c) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(d) A strategy for quality control management and maintenance.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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 measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

19) The premises shall not be open outside the following hours:-

08:00 to 20:00 daily

Reason - In interests of residential 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.

20) 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,
10:00 to 18:00, Sunday/Bank Holiday.

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

21) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the rooves other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

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. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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

MCC records highlight that the underground Corn Brook culvert is located within close proximity to the site (approximately 90 m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit the UU website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering. If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for. To avoid any unnecessary costs and delays being incurred by

the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the

Developer Services team as follows:

Water mains and water supply, including metering -

DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case-by-case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details). A public sewer crosses the site, and we will not permit building over it. We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the

determination of a planning application. We will not guarantee or infer acceptance of a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that a diversion application is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. A copy of this document is available on our website.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

The requirement for a demolition / construction management plan outlining working practices should be discussed with the City Council's Environmental Health Service. The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on any of the surrounding adopted highways. The applicant should be advised that any requirements for licensing, hoarding/scaffolding 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 (e-mail: highwaylicences@manchester.gov.uk).

Date: 1 March 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