

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

Daniel Parry
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Trust
North Manchester General Hospital
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M8 5EP

Agent (if used)

Mr David Baldwin
Sheppard Robson
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Manchester
M1 4BT

Part 1 – Particulars of the application/development

Proposal: Creation of temporary surface car park and associated works

Location: North Manchester General Hospital , Delaunays Road, Manchester, M8 5RB

Date of application: 11 November 2022

Application number: 135293/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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 26 October 2022.

- Site Location Plan (20200-SRA-INZ-XX-DR-A-8025_Site Location Plan);
- Proposed Site Plan Phase 1 (20200-SRA-INZ-XX-DR-A-8027_Site Area Plan Proposed Phase1);
- Proposed Site Plan Phase 2 (20200-SRA-INZ-XX-DR-A-8028_Site Area Plan Proposed Phase2);
- Design and Access Document (20200-SRA-INZ-XX-RP-A-8029);

- Ground Construction drawing - Phase 1 (20200-CUR-INZ-ZZ-DR-C-04051-P04_TCP05GA);
- Outline Drainage drawing - Phase 1 (20200-CUR-INZ-ZZ-DR-C-04052-P04_TCP05Drainage);
- Ground Construction drawing - Phase 2 (20200-CUR-INZ-ZZ-DR-C-04055-P03_TCP05GA);
- Outline Drainage drawing - Phase 1 (20200-CUR-INZ-ZZ-DR-C-04056-P03_TCP05Drainage);
- Lighting and power plan - Phase 1 (20200-SIS-INZ-XX-DR-E-6909-P03);
- Lighting and power plan - Phase 2 (20200-SIS-INZ-XX-DR-E-6910-P02);

Technical Reports / Statements:

- Drainage Strategy - Planning statement for drainage (20200-CUR-INZ-XX-GN-C-00002-V02);
- Ground Conditions - Planning statement for ground conditions (20200-CUR-INZ-XX-GN-C-00003-V01);
- Additional statements on planning policy are contained within the Design and Access Document (20200-SRA-INZ-XX-RP-A-8029).

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.

2) The temporary car parks as shown on drawings referenced 'Proposed Site Plan Phase 1 (20200-SRA-INZ-XX-DR-A-8027_Site Area Plan Proposed Phase1) and Proposed Site Plan Phase 2 (20200-SRA-INZ-XX-DR-A-8028_Site Area Plan Proposed Phase2)' received by the City Council as Local Planning Authority on 26 October 2022 are granted are for a limited period only, expiring on 1 January 2025. The works and use comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for car parking facilities at the site and to allow a long term strategy for car parking to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction/demolition management plan.

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

4) The development hereby approved shall only be implemented in accordance with the lighting layout/assessment shown on drawings referenced 20200-SIS-INZ-XX-DR-E-6909/P03 and 20200-SIS-INZ-XX-DR-E-6910/P02, together with the lighting column specification, received by the City Council as Local Planning Authority on 26 October 2022 11 November 2022 respectively. The agreed lighting shall be implemented prior to the car park areas first becoming operational.

Reason - In the interests of security and amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) The development hereby approved shall only be implemented in accordance with the boundary treatment shown on drawings referenced 20200-SRA-INZ-XX-DR-A-8027 (20200-SRA-INZ-XX-DR-A-8028 received by the City Council as Local Planning Authority on 26 October 2022. The agreed boundary treatment shall be implemented prior to the car park areas first becoming operational.

Reason - In the interests of visual amenity and highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Notwithstanding details submitted, no development begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details.

The scheme shall also include:

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.

- Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.

- Hydraulic calculations to support the drainage proposal for the 1:2, 1:30 and 1:100 year events, including demonstration of a climate change allowance appropriate for the lifetime of the development under current EA guidelines.

- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

- Details of how the scheme shall be maintained and managed after completion.

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 Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

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.

Date: 13 January 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