

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 Derek Greatorex
Southway Housing Trust
729 Princess Road
Manchester
M20 2LT

Agent (if used)

Miss Ellie Philcox
Euan Kellie Property Solutions
Geo
Charlotte Street
Manchester
M1 4ET

Part 1 – Particulars of the application/development

Proposal: Erection of a Part 8 and Part 6 storey building to form 76 no. residential apartments (Class C3) with ground floor medical centre use (Class E(e)) with associated car parking provided on a two tiered decked car park, landscaping and infrastructure

Location: Vacant Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive, Manchester

Date of application: 19 October 2022

Application number: 135235/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

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:

8845-BA-XX-01-DR-A-(04)103 Rev P6	1ST FLOOR PLAN
8845-BA-XX-02-DR-A- (04)104 Rev P5	2ND FLOOR PLAN
8845-BA-XX-03-DR-A-(04)105 Rev P5	3RD FLOOR PLAN

8845-BA-XX-04-DR-A-(04)106 Rev P5 4TH FLOOR PLAN
8845-BA-XX-05-DR-A-(04)107 Rev P5 5TH FLOOR PLAN
8845-BA-Z1-XX-SH-A-(09)001 Rev P9 ACCOMMODATION SCHEDULE
As received on the 10th January 2023

NOISE IMPACT ASSESSMENT reference 28562-NIA1-REV6
As received on the 8th December 2022

GEO ENVIRONMENTAL APPRAISAL REF GRO-20064-2216 Dated 10 May 2021
PERMANENT GROUND GAS RISK ASSESSMENT REF GRO-20064-2788 Dated
September 2021
REMEDIAL SPECIFICATION REF GRO-20064-4035 Dated 02 December 2022
As received on the 7th December 2022

8845-BA-XX-GF-DR-A-(04)102 Rev P5 GROUND FLOOR PLAN
8845-BA-XX-ZZ-DR-A-(05)102 Rev P6 EAST & NORTH ELEVATIONS
8845-BA-XX-ZZ-DR-A-(05)101 RevP6 WEST & SOUTH ELEVATIONS
As received on the 2nd December 2022

DAYLIGHT AND SUNLIGHT - IMPACT ON NEIGHBOURING
PROPERTIES Dated 28 November 2022 REF GIA No: 1819
As received on the 28th November 2022

GEO-ENVIRONMENTAL APPRAISAL REPORT Report Ref: 10/0867/001 Dated April
2016
As received on the 14th November 2022

0604-PLI-ZZ-GF-DR-L-0120 Rev P02 RENDERED SITE PLAN
0604-PLI-ZZ-GF-DR-L-0250 Rev P02 HARD & SOFT LANDSCAPE MATERIALS
PLAN
0604-PLI-ZZ-ZZ-DR-L-0140 Rev P02 LANDSCAPE SECTIONS
0604-PLI-ZZ-ZZ-DR-L-0300 Rev P02 PLANTING PLAN
0604-PLI-ZZ-ZZ-RP-L-0990 REV 02 LANDSCAPE MANAGEMENT &
MAINTENANCE PLAN
8845-BA-XX-06-DR-A-(04)108 Rev P4 6TH FLOOR PLAN
8845-BA-XX-07-DR-A-(04)109 Rev P4 7TH FLOOR PLAN
8845-BA-XX-RF-DR-A-(04)110 Rev P4 ROOF PLAN
8845-BA-XX-ZZ-DR-A-(05)103 Rev P4 STREET ELEVATIONS
8845-BA-XX-ZZ-DR-A-(05)104 Rev P4 ELEVATION BAY STUDY
8845-BA-XX-ZZ-DR-A-(05)105 Rev P4 BAY STUDY (1 OF 2)
8845-BA-XX-ZZ-DR-A-(05)106 Rev P4 BAY STUDY (2 OF 2)
8845-BA-XX-ZZ-DR-A-(06)101 Rev P4 GA SECTIONS (1 OF 2)
8845-BA-XX-ZZ-DR-A-(06)102 Rev P4 GA SECTIONS (2 OF 2)
8845-BA-XX-ZZ-DR-A-(06)103 Rev P4 SITE SECTIONS
8845-BA-XX-GF-DR-A-(04)101 Rev P4 PROPOSED SITE PLAN
Design and Access Statement Dated September 2022
Energy and Environmental Standards Statement Rev P1 dated 02/09/2022
Pre-Construction Signal Reception Impact Survey dated 29th November 2021
AIR QUALITY ASSESSMENT reference 20220218_MCP2521 V2 February 2022
Crime Impact Statement Ref 2021/0599/CIS/01 Version B
Fire Statement Project No.: MA21015 Dated 17/12/2021
ARBORICULTURAL IMPACT ASSESSMENT Dated March 2022
PRELIMINARY ECOLOGICAL APPRAISAL Ref 80-665-R1-2 Dated January 2022
Flood Risk Assessment and Drainage Strategy Dated 17 January 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of development on site including any demolition works on site a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed plan which shall 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;
- A bird hazard management plan identifying measures to prevent birds being attracted to the site;
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Reason - In the interests of residential amenity, highway and aviation safety pursuant to policy DM1 and DM2 of the Core Strategy.

4) Prior to the commencement of demolition works a method statement detailing how any harm to bats is to be avoided during the course of demolition works shall be submitted to and approved in writing by the City Council as local planning authority. The demolition works shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

5) Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy

6) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that

no active bird nests are present which has been agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work" and the approved Arboricultural Impact Assessment and Method Statement prepared by E3P.

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 Core Strategy.

8) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 in each phase 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 DM1 and EN18 of the Core Strategy.

- 9) Within 3 months of the commencement of development details of a surface water drainage works scheme shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall accord with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and shall include the following details:
- A finalised drainage layout showing all components, outfalls, levels and connectivity;
 - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
 - Assessment of overland flow routes for extreme events, and any predicted flooded volume, that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
 - Where surface water is connected to the public sewer, in-date agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account.
 - Hydraulic calculation of the proposed drainage system.
 - Construction details of flow control and SuDS elements.
 - Details of petrol and oil interceptors for car parking areas including for extreme events and any flooding instances.

The development shall be carried out in accordance with the agreed scheme.

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

10) Prior to the commencement of the development (excluding demolition works), a scheme for the provision of affordable housing on the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall comprise:

- i. the type and tenure (such tenures being consistent with the definition of affordable housing in Annex 2 of the NPPF or any definition of affordable housing that replaces it) which shall consist of 100% of the dwelling houses;
- ii. confirmation that the affordable dwellings will be made available on affordable housing terms for both first and subsequent occupiers of the affordable housing dwellings (subject to such exclusions and exemptions as may be approved by the City Council);and
- iii. the eligibility criteria to be used for determining who may occupy the affordable housing dwellings (which shall not be required to include any local connection criteria in the case of shared ownership housing).
- iv. The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H6 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

11) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

12) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations together with the car park privacy screen and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details. The approved privacy screen shall be retained thereafter whilst the development is in use.

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.

13) Notwithstanding the approved plans, within three months of the commencement of above ground works a hard and soft landscaping treatment scheme including details and positions of all boundary treatments to be installed at the site 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 buildings are first occupied and all boundary treatments shall be retained thereafter whilst the development is in use. 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 respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

14) Within three months of the commencement of development details of a review of the signalised highway junction at The Boulevard/Princess Road and the reporting mechanism of the conclusions and recommendations of the review shall be submitted to and approved in writing by the City Council as local planning authority. The review of

the junction shall be carried out in accordance with the agreed details and any alterations to the operation of the junction that are identified within the review shall be undertaken within a timescale previously agreed in writing by the City Council as local planning authority.

Reason - To ensure the efficient operation of the highway junction in the vicinity of the site pursuant to policy DM1 of the Core Strategy.

15) Within three months of the commencement of development full details of all highway works required to facilitate the development including timescales for their implementation shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include:

- Footway alterations to The Avenue including details of tactile paving and dropped kerbs
- Details of necessary Traffic Regulation Orders to The Avenue and The Boulevard
- Details of the provision of a car club bay location
- Details of the provision of on-street cycle hire stand and bikes

The approved details shall be subsequently incorporated prior to the first use of the development hereby approved.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

16) The development shall be carried out in accordance with the approved Travel Plan as set out in condition 2 of this decision.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those residing, visiting and working in the development
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above 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 development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

17) Prior to the first occupation of the development, 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 policies EN8 and EN14 of the Core Strategy.

18) Within three months of the commencement of development details of a Bird Hazard Management Plan for the development shall be submitted and approved in writing by the City Council as local planning authority. The submitted details shall set out measures to prevent breeding by large gulls on the roof spaces. The development shall incorporate the agreed details whilst the development is in use.

Reason - In the interest of aviation safety pursuant to policy DM2 of the Core Strategy

19) a) Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties and adjacent trees.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to minimise impacts on protected species that may forage in the area pursuant to Core Strategy policies DM1 and EN15.

20) a) The development shall be acoustically insulated in accordance with the approved Noise Impact Assessment.

b) Prior to first occupation of the residential units, a verification report shall be required 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 the internal 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 internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating

pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

21) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the approved scheme 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 development 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy DM1 and saved Unitary Development Plan DC26.

22) (a) Prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

23) The approved details for cycle parking provision as set out on the approved drawings and documents shall be installed prior to the first occupation of the development and be retained thereafter for use by people residing, visiting and working at the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Core strategy.

24) Prior to the first use of the car parking hereby approved, a scheme for electric vehicle charging (EVC) together with details of infrastructure to allow further future EVC conversion shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - In the interest of air quality pursuant to policies SP1, DM1 and EN16 of the Manchester Core Strategy (2012).

25) The car parking as indicated on the approved plans shall be surfaced, laid out and demarcated prior to the first occupation of the development hereby approved. The car park shall then be available at all times for people residing at the development whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Core strategy.

26) The development hereby approved shall incorporate the Biodiversity Enhancement Measures as set out within the approved drawings and documents and shall be retained at the site thereafter. The approved measures include:

- 2 no. Bat and 3 Bird Boxes within the landscaping on the site;
- 2 no. Sparrow boxes within the external wall of the building
- Hedgehog gaps in all fences installed
- Bee/Insect hotel
- Appropriate planting within amenity areas

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

27) Prior to occupation of the development hereby approved, the windows serving corridors and rooms first, second and third floors within the eastern elevation on the approved plans shall be obscurely glazed and of a limited opening nature to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

28) a) The development hereby approved shall be implemented in accordance with the measures as set out within the approved Energy and Environmental Standards Statement prepared by Clancy consulting.

b) Within 3 months of the completion of the construction of the authorised development a verification statement prepared by a suitably qualified expert shall be submitted to and approved in writing, by the City Council as local planning authority, to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Statement. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the recommendations and requirements within the approved report.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

29) The development hereby approved shall be carried out in accordance with the recommendations of the approved Crime Impact Statement prepared by Greater Manchester Police and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the adopted Core Strategy for the City of Manchester.

30) The approved Waste Management Strategy as set out in the Design and Access Statement shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1.

31) The ground floor medical centre as indicated on the approved drawings shall not open outside of the following hours:

Monday to Friday - 0800 hrs until 1830 hours.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

32) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

33) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

34) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the

building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

35) The ground floor medical centre as identified on the approved plans and documents shall only be used as a medical centre (use class E (e)) and for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason - For the avoidance of doubt and to reflect the details divulged within the submitted application documents pursuant to policies SP1 and DM1 of the adopted Core Strategy.

36) Prior to first occupation of unit number 48 as identified on the approved drawings 8845-BA-XX-04-DR-A- (04)106-Rev P05 details of a privacy screen to the south facing external amenity area shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be installed and retained in situ prior to the first occupation and retained whilst the unit is in use.

Reason - In the interests of residential amenity to prevent overlooking and loss of privacy pursuant to policy DM1 of the Core Strategy.

37) Prior to the first occupation of the development hereby approved a management plan for the car parking within and associated with the development shall be submitted to and approved in writing by the City Council as local planning authority. The plan shall include the following and shall be informed by a survey of on street parking within the wider area:

- 1) Measures to discourage car use and on-street car parking in the area associated with the development ;
- 2) Identification of the measures to monitor and review the effectiveness of the Car Parking Management Plan whilst the development is in use;
- 3) Identification of the provision of disabled car parking bays within and in the vicinity of the development ;
- 4) Mechanisms for the implementation of the identified measures in 1) and 2) above;
- 5) Explore and implement, if possible, the sharing of the car parking spaces allocated to the medical centre, when not in use for that purpose;
- 6) Ensure the availability of car parking spaces for use by patients attending the medical practice

Within 12 months of the first use of the development, a revised Car Parking Management Plan that takes into account the information pursuant to item (2) above shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall be subsequently carried out in accordance with the agreed Plan.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the 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

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Alterations to the highway will be required and are to be undertaken through S278 agreement between the developer and MCC which would include any required technical approval. The following link can be used:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 team. The minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required; this may necessitate design changes with all costs attributable to the Developer

Date: 26 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.