

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

DTZ Investors
C/o Agent

Agent (if used)

Mrs Heather Lindley-Clapp
Nexus Planning
One Express
1 George Leigh Street
Manchester
M4 5DL

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Approved Drawings and Documents) of application referenced 125294/FO/2019 to make elevational alterations

Location: The Printworks, Withy Grove, Manchester, M4 2BS

Date of application: 25 January 2023

Application number: 136069/JO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) attached to this decision

- 1) The development must be begun not later 11 February 2023.

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:

StoVentec cladding panels (Graphic Design A) as received by the City Council, as Local Planning Authority, on the 22 March 2023.

Drawings and documents approved as part of planning application 136039/JO/2023, received 25th January 2023:

Existing and Proposed Site Plan references:

- PL(1002) revision P4 - 'Proposed Ground Floor Plan'
- PL(1003) revision P3 - 'Proposed First Floor Plan'
- PL(1010) revision P2 - 'Proposed Roof Plan'
- London Birmingham Bristol Manchester Reading
- PL(1013) revision P4 - 'Level 00 Proposed Corporation Street Entrance Plan'

Existing and Proposed Elevations references:

- PL(1020) revision P10 - 'Proposed Elevation Dantzic and Balloon Street'
- PL(1022) revision P9 - 'Proposed Elevation Withy Grove and Corporation Street'
- PL(1023) revision P7 - 'Proposed Elevation Corporation Street Entrance'
- PL(1035) revision P6 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'
- PL(1036) revision P6 - 'Proposed Corporation Street Elevations/Section'
- PL(1037) revision P7 - 'Proposed Dantzic Street Section A-A, B-B and C-C'

CGI's, produced by CDA, references:

- PL(1040) revision P2 - '3D Viz, Dantzic Street, Arndale'
- PL(1043) revision P2 - '3D Viz, Corp Street, Entrance'
- PL(1044) revision P2 - '3D Viz, Corp Street, Vic Station'
- PL(1038) revision P3 - 'Proposed Signage Elevations'

Drawings and documents approved as part of planning application 125294/FO/2019:

- the Atelier - Heritage Statement ref:1842, dated October 2019
- the Nexus Planning Statement
- the Cundall - Printworks Lighting Concept document
- the Design and Access Statement

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, and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester (1995).

3) The lighting shall be carried out in accordance with the Cundall - Printworks Lighting Concept document as approved as part of planning application 125294/FO/2019.

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Illuminated Signage shall not exceed 300cd/m² and shall only be illuminated during hours agreed with MCC as local planning authority

Prior to the lighting becoming operational, a verification report will 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 has 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 pursuant to policy DM1 of the Manchester Core Strategy (2012).

4) The Signage Strategy shall be carried out in accordance with the DTZ Investors - Signage Strategy, Tenant and Unit Signage Document referenced PWM-CDA-01-ZZ-RP-A-PL-2000 Revision P2, (Parts 1 and 2) dated 20 October 2020 received by the Local Planning Authority on 21 October 2020 (as approved under CDN/20/0637).

Reason - To ensure an acceptable development and in the interest of visual amenity, pursuant to the City of Manchester Core Strategy Policies SP1 and DM1, and saved policies DC14 and DC18.1.

5) The development hereby approved shall be carried out in accordance with The Printworks Manchester Construction Management Plan by John Turner Construction Group received via the email from Euan Connolly dated 12th August 2022, The Covering Letter and the Site Logistics Plan for the CMP Revision -A dated 18th January 2022 received by the City Council as Local Planning Authority on 2nd February 2022 (as approved under CDN/22/0061).

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

6) The development hereby approved shall be carried out in accordance with the back painted glass panels with graphic design (Graphic Design A) and retained and cleaned block work as indicated on drawings PL(1020) revision P10 - 'Proposed Elevation Dantzig and Balloon Street', PL(1022) revision P9 - 'Proposed Elevation Withy Grove and Corporation Street' and PL(1036) revision P6 - 'Proposed Corporation Street Elevations/Section received on the 25 January 2023 and the materials specification StoVentec cladding panels (Graphic Design A) as received by the City Council, as Local Planning Authority, on the 22 March 2023.

The development shall be carried out in accordance with these materials.

Reason - In the interest of the visual amenity of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The applicant should be advised that any luminance of the signage will be acceptable if it is in line with the MCC recommended maximum of 600cd/m². If signage is to extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license.

Date: 22 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 their 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.