

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 Paul Waite
Manchester City Council
Corporate Core Directorate
Town Hall
PO Box 532
Manchester
M60 2LA

Agent (if used)

Mr Tim Kilpatrick
IBI Group
4th Floor Dantzic Building
Dantzic Street
Manchester
M4 2AL

Part 1 – Particulars of the application/development

Proposal: City Council Development for the variation of condition 15 (EV charging) attached to planning permission referenced 124359/VO/2019 to alter the timescale for implementation

Location: Gorton Community Hub, 27 Garratt Way, Manchester, M18 8HE

Date of application: 3 November 2022

Application number: 135371/JO/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

The local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner. In this instance there were no major issues to raise with the agent, and the appropriate conditions have been attached.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the drawings numbered :-

GCH-IBI-WS-00-DR-A-100 -002 rev.P02 (Existing sites location plan);

GCH-IBI-XX-00-DR-A-200-001 rev P09 (Ground Floor Level 0) ;

GCH-IBI-XX-01-DR-A-200-002 rev P09 (First Floor Level 1) ;

GCH-IBI-XX-02-DR-A-200-003 rev P08 (Second Floor Level 2);
GCH-IBI-XX-03-DR-A-200-004 rev P05 (Roof Floor Level 3);
GCH-IBI-XX-XX-DR-A-240-0010 (Roof Plan) ;
GCH-MEP-XX-RL-DR-M-5600 rev P2 (Third floor heating & cooling layout);
GCH-MEP-XX-02-DR-M-5600 rev P2 (Second floor heating & cooling layout);
GCH-MEP-XX-RL-DR-M-5700 rev P2 (Third Floor ventilation layout);
GCH-MEP-XX-02-DR-M-5700 rev P2 (Second Floor ventilation layout);

GCH-MEP-XX-RL-DR-E-6300 rev P2 (Electrical Services roof level - proposed general & emergency lighting layout);
GCH-MEP-XX-XX-DR-E-6300 rev P02 (External - proposed electrical services layout);
GCH-MEP-XX-RL-DR-E-7100 rev P2 (Roof level - proposed photovoltaic layout);

Proposed elevations -

GCH-IBI-XX-XX-DR-A-100-0020 rev P03 (Planning elevations Sheet 1 of 2) ;
GCH-IBI-XX-XX-DR-A-100-0021 rev P03 (Planning elevations Sheet 1 of 2) ;
GCH-IBI-XX-XX-DR-A-251-0020 (South Elevation);
GCH-IBI-XXXX-DR-A-251-0021 (West elevation) ;
GCH-IBI-XX-XX-DR-A-251-0022 (North elevation);
GCH-IBI-XX-XX-DR-A-251-0023 (East elevation);

GCH-IBI-XX-XX-DR-A-251-0024 (Additional Elevations second floor);
GCH-IBI-XX-XX-DR-A-251-0025(Additional Elevations third floor);

Proposed sections

GCH-IBI-XX-XX-DR-A-100-0026 (Planning sections);
GCH-IBI-XX-XX-DR-A-251-0010 (Strip section 1) ;
GCH-IBI-XX-XX-DR-A-251-0011(Strip section 2);
GCH-IBI-XX-XX-DR-A-251-0012 (Strip section 3);
GCH-IBI-XX-XX-DR-A-251-0013 (Strip section 4);
GCH-IBI-XX-XX-DR-A-251-0014 (Strip section 5);

Proposed visualisations -

GCH-IBI-XX-XX-DR-A-100-0027 (Hyde Road Photomontage visualisation) ;
GCH-IBI-XX-XX-DR-A-100-0028(Garratt Way Photomontage visualisation);

Proposed details -

GCH-IBI-XX-XX-DR-L-700-0002 rev P01 (Hard landscape detail) ;
GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) ;
GCH-IBI-XX-XX-DR-L-700-0004 rev P01 (Planting details) ;
GCH-IBIXX-XX-DR-A-100-0034 (Proposed bin store (notwithstanding materials));
GCH-IBI-XX-XX-DR-A-100-0040 rev P01 (Signage Strategy);

Design & Access Statement - 50786 v2 26 July 2019

Crime Impact Statement (ref: 2018/1010/CIS/01) version A: 5th April 2019

Gorton Community Hub Social Value Plan

Route to Contract Programme Phase1

Statement of community involvement 26th July 2019

Construction Management Plan

Air Quality Assessment (Stroma project ref: 132540 v2.1 2/07/2019)

BREEAM Pre assessment report (ref: (395) 1832 -KG-PA-Gorton CH_Bepsoke_R02 01/04/2019)

Noise Assessment v.1 02/07/2019

Tree Survey and Arboricultural Constraints 31.01.2019

Ecological Appraisal 31.01.2019 former Belle Vue House site
 Ecological Appraisal 31.01.2019 former Suburban PH site
 Phase 2 Site Investigation (ref: 070452-CUR-00-XX-RP-GE-002)
 Existing Surface water run off report (062407-CUR-00-XX-RP-C-00001-V01)
 04/07/2019
 Flood Risk Assessment and Detailed Drainage Strategy (062407-CUR-00-XX-RP-C-00001-V02) 24/07/2019
 Interim Travel Plan (ref: 070457-CUR-00-XX-RP-TP-001-V02) rev. V01 24th July 2019
 Transport Assessment (Ref: 07045-CUR-00-XX-RP-TP-001-V02_TA) rev.V02 24th July 2019
 Waste Management Proforma and NHS Trust Waste management Policy
 S17260-U rev E (Existing Utility survey)
 United Utilities Pre Development Enquiry ; Existing sewer records UU asset plan ;
 Existing sewer CCTV survey
 Stamped as received 29th July 2019

Further information in relation to drainage received by email from the planning agent dated 15th August 2019 . relating to storm sewer design .
 Existing surface water run off report ref: 062407-CUR-00-XX-RP-C-00001-V01 received 15th August 2019.

GCH-IBI-XX-XX-DR-L-700-0001 rev P04 (General arrangement plan) received by e-mail dated 18th September 2019

GCH-IBI-XX-XX-DR-A-100 -0010 rev.P08 (Proposed site plan);received by e-mail dated 18th September 2019

Further information in relation to drainage received by email from the planning agent dated 23rd September 2019.
 GCH -CUR -00-XX-DR -C-92003-P01 (DRAINAGE DETAILS SHEET 1) ; GCH -CUR -00-XX-DR-C- 92004-P01(DRAINAGE DETAILS SHEET 2) ; GCH -CUR -00-XX-DR-C-92001-P04 (Outline drainage strategy) ; GCH -CUR -00-XX-DR-C- 92002-P01(Proposed design layout) ; GCH -CUR -00-XX-DR-C- 90004-P01(Exceedance rates); GCH -CUR -00-XX-DR-C- 90003-P01(Proposed contours plan);
 received by e-mail dated 23rd September 2019

Plan ref: 70457-Cur-00-XX-DR-TP-05010 P10 (Swept path analysis refuse vehicle) received by e-mail dated 11th October 2019
 Email from Planning agent received 18th October 2019 , relating to levels of cycle storage
 Email from planning agent regarding drainage dated 11th October 2019.
 Email from Planning agent received 21st October 2019 , relating to tree species to form part of the soft landscaping scheme.

As amended by the information on the completed planning application for removal or variation of a condition following grant of Planning Permission or Listed Building Consent forms received 3rd November 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 for Manchester.

2) The development shall be implemented in full accordance with the Construction phase health and safety plan, design delivery plan (construction phase) and

environmental management plan received by the City Council, as Local Planning Authority, on the 2 March 2020, and content Email from Tim Kilpatrick dated 17 March 2020 confirming the construction hours of Monday to Friday 07:30 to 18:00 and Saturday 08:30 to 14:00

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy for Manchester.

3) The development shall be implemented in accordance with the Gorton Community Hub Specification document ref: GCH-IBI-XX-XX-DR-SP-200 0001_RevC08 received on 2nd November 2021 and the contents of the Gorton Community Hub - Facing material samples schedule received 8th December 2021, which details the materials listed below.

Wienerberger / Terca Grove Orange Multi Stockrecessed joint, various mix proportions - Natural mortar colour;
Aluminium window frame Technal Soleal FY 65 Visible opening sash, Qualicoat polyester powder coated, matt, colour - RAL 1036;
Aluminium curtain walling Technal Geode MX 52 Visible Grid, Qualicoat polyester powder coated, matt, colour - RAL 1036;
Insulating glass - Saint Gobain Glass Securit Cool-lite SKN176 II;
Opaque glass - alternative colours proposed to compliment facing brickwork & aluminium window frame / curtain walling : RAL 2001, RAL 3005, RAL 3007, RAL 3031, & RAL 8004;
Aluminium feature cladding Euroclad Vieo 25 454 profile fixed vertically, PVF2 finish, colour - RAL 1036;;
Aluminium flashings / copings Contractors choice, Qualicoat polyester powder coated, matt, colour - RAL RAL 1036
Aluminium louvres glazed in - Renson 414THF, Qualicoat polyester powder coated, matt, colour - RAL 1036;
Aluminium plant screen louvres - Lang & Fulton Italia 80i inverted, Qualicoat polyester powder coated, matt, colour - RAL 1036;;
Aluminium doors - Technal Soleal PY 55, Qualicoat polyester powder coated, matt, colour - RAL 1036;
Steel doors - Bradbury M2M2 range, Qualicoat polyester powder coated, matt, colour - RAL 1036;
Single Ply Roof covering to low mono-pitch atrium roof- Sika-Trocacal S vapour permeable homogenized plasticized PVC roofing membrane - mid grey

Liquid applied waterproof Roof coatings to inverted roof generally throughout - Icopal Parabit Duo hot melt roof coating - dark grey;

in the locations shown on plan refs: GCH-IBI-XX-XX-DR-A-100-0020 rev.C04 (Planning Elevations sheet 1 of 2); GCH-IBI-XX-XX-DR-A-100-0021 rev.C04 (Planning Elevations sheet 2 of 2) received on 6th December 2021.

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, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) The development shall be implemented in accordance with the Section 278 Agreement received by the City Council, as Local Planning Authority, on the 23 March 2020; Drawings DR TP 05012 Rev P01, DR TP 05013 Rev P01 and DR-C-95002 Rev P01 received by the City Council, as Local Planning Authority, on the 23 March 2020 ;Drawing DR-C-07002 Rev P02 received by the City Council, as Local Planning Authority, on the 2 March 2020

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

5) The off site parking facilities for staff shall be implemented in accordance with off site staff parking facilities on the car park associated with the existing library site on Garratt Way as shown on plans refs; LCP-IBI-WB-00-DR-A-100-001_Existing Site Location Plan ; and LCP-IBI-WB-00-DR-A-100-003_P02 Proposed Site Plan before the occupation of the building.

Reason - To ensure that there is adequate staff car parking for the development proposed when the building is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

6) The car parking within the site shall be surfaced, demarcated and made available for use

in accordance with the on site parking arrangements shown on plan refs; GCH-IBI-WB-00-DR-A-100-002 P02 Existing Site Location Plan;

GCH-IBI-XX-XX-DR-L-700-0017 C02 Setting Out 2 of 3 Line Markings; and

GCH-IBI-XX-XX-DR-L-700-0018 C03 Setting Out 3 of 3 Kerbs before the development is occupied.

The car parking spaces shall then be available at all times whilst the building is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

7) The development shall be implemented in accordance the physical security specifications detailed in the Crime Impact Statement (ref: 2018/1010/CIS/01) version A: 5th April 2019.

The development shall only be carried out in accordance with these approved details. Secure by Design accreditation was achieved on 14th October 2022.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for Manchester and to reflect the guidance in the National Planning Policy Framework.

8) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'excellent'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'excellent' shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the buildings hereby approved is first occupied. The Sustainability Review document will provide evidence once the buildings have been erected that they have been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

9) The development shall be implemented in accordance with the details relating to boundary treatment on the plans specified below and email from planning agent dated 2nd August 2022 confirming that all weldmesh fencing & railing are finished black RAL 9005 in colouration, and that the facing brickwork to retaining walls will match the main building facing brickwork - Wienerberger / Terca Grove Orange Multi Stock , with recessed joints, and natural coloured mortar.

- General Arrangement Plan ref: GCH-IBI-XX-XX-DR-L-700-0001 rev. C10
- Street Furniture Details 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0003 rev. C04
- Street Furniture Details 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0007 rev. C03
- Detail Retaining Wall RW01 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0008 rev. C02
- Detail Retaining Wall RW 03 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0009_rev. C02
- Retaining Wall RW02 with weldmesh fence F3 sheet 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0010 rev. C01
- Retaining Wall RW02 with weldmesh fence F3 sheet 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0011_C01
- Fence Type Details plan ref: GCH-IBI-XX-XX-DR-L-700-0014 rev. C01 P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;
- Layout - Automatic barrier plan ref: 102/3/37366.

and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

10) The development shall be implemented in accordance with the details relating to cycle storage on the plans specified below and email from planning agent dated 2nd August 2022 confirming that the Cycle store (Langley Design) has steel sheet roof powder coated colour Merlin Grey & class 4 treated Redwood timber cladding in Dark Green to all elevations, and that the reference to galvanised steel is the weld mesh behind the cladding, internal only. Furthermore, that the gutter & downpipe are galvanised steel .

- Cycle Compound Detail ref: GCH-IBI-XX-XX-DR-L-700-0015 rev. C01
- Cycle Store General Arrangement ref: LDINV-2882-10-100 Rev1
- Cycle Store Details ref: LDINV-2882-40-100 Rev1

These facilities shall then be permanently retained and reserved for bicycle parking.

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

11) Within six months of the first use of the development, a revised Travel Plan which is consistent with the Interim Travel Plan shall be submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the Community Hub shall be submitted to and approved in writing by the City Council as local planning authority. This should include the monitoring of the utilisation of cycle spaces with the requirement to review additional storage provision when 90% utilisation is reached.

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 school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

12) The development shall be implemented in accordance with the details relating to repaving of the footway to the curtilage of the site shown on plan refs:

- Staff Car Park Entrance Details For Section 278 Approval ref: GCH-CUR-00-XX-DR-C-95002 rev. C02;

- Site Plan GA for S278 Approval ref: GCH-CUR-XX-XX-DR-C-95001 rev. P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;

- Implementation Programme GCH-P3-H - Target (28.03.2022) - external works v2;

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant policy DM1 of the Core Strategy for Manchester.

13) The servicing strategy shall be implemented in accordance with plan refs:

- Swept Path Analysis Large Refuse vehicles plan ref: 62407 CUR 00 XX DR TP 05012 C01

- Service and Delivery Management Plan rev.P03 dated 10th June 2022

- Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02

and all the agreed works completed prior to the proposed accommodation being brought into use.

Reason - In the interests of highway safety, and in order to manage and schedule deliveries within the service area. pursuant to policy T1 of the Core Strategy for Manchester.

14) Within six months of the first use of the development, finalised details of the Electric Vehicle Charging points, together with the infrastructure (ducting and capacity) shown on plan ref: GCH-MEP-XX-XX-DR-E-6300 P2 (External - Proposed electrical services layout) shall be submitted to and approved in writing by the City Council as local planning authority, and approved scheme be fully implemented. The development shall only be carried out in accordance with the approved details.

All electric vehicle charging points, shall remain in situ whilst the use or development is in operation.

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

15) a) The development shall be implemented in accordance with the Phase 1 preliminary risk assessment and Phase 2 site investigation report received by the City Council, as Local Planning Authority, on the 2 March 2020, and Calibration certificate for the gas monitoring equipment received by the City Council, as Local Planning Authority, on the 17 March 2020.

b) The development shall be carried out in accordance with the previously agreed Remediation Strategy and the letter from planning agent ref: 50786-TK-20220804-L-1.01 dated 4 August 2022 confirming there have been no instances of contamination during the above works, together with the content of the letter from Curtins Consulting Ltd GCH-CUR-XX-XX-RP-G-0004_Remediation Strategy dated 28th July 2022.

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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

16) The external lighting scheme shall be implemented in accordance with the details shown on plan ref: External - Proposed Electrical Services Layout ref: GCH-QUA-XX-XX-DR-N-6300 rev.C04 (solely in relation to lighting locations and details) and External Lighting plan ref: GCH-QUA-XX-XX-TS-E-0007 (C01) received 4th April 2022.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

17) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as LPA confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

18) The development shall be implemented in accordance the completed Waste Management Proforma and NHS Trust Waste management Policy and plan ref: GCH-IBIXX-XX-DR-A-100-0034 (Proposed bin store (notwithstanding materials)) in the location shown on plan ref: GCH-IBI-XX-XX-DR-A-100 -0010 rev.P08 (Proposed site plan);received by e-mail dated 18th September 2019; together with the details on the plans , and in the documentation specified below.

-Service and Delivery Management Plan rev.P03 dated 10th June 2022

-Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02

-Waste Management plan proforma

-Proposed bin store plan ref: GCH-IBI-XX-XX-DR-A-100-0034 C02

-Section 4.3 Clinical Waste included within GCH Delivery and Servicing Management Plan Rev P03 set out in covering letter from planning agent dated 6th July 2022;

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 collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

19) The fume extraction scheme shall be implemented in accordance with the details on the plans specified below and email from planning agent dated 15.07.2022 confirming that the café is being omitted from the development, and the fume extraction scheme shall remain operational thereafter.

- Ground Floor Ventilation Layout ref: GCH-QUA-XX-00-DR-N-5700 rev.C05
- First Floor Ventilation Layout ref: GCH-QUA-XX-01-DR-N-5700 rev.C05
- Second Floor Ventilation Layout ref: GCH-QUA-XX-02-DR-N-5700 rev.C04
- Third Floor Ventilation Layout ref: GCH-QUA-XX-03-DR-N-5700 rev.C05

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and M1 of the Core Strategy for Manchester.

20) The externally mounted ancillary equipment to form part of the building, shall be implemented in accordance with the content of the GCH Plant Noise Assessment ref: GCH-RAM-XX-XX-RP-Y-00002_P02.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) No loading or unloading (including waste collections), shall be carried out between 07:30 a.m. and 8:00p.m on Mondays to Saturdays with no loading and unloading on Sundays and Bank Holidays.

Reason - In the interests of residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Core Strategy for Manchester.

22) The hours of use of the premises are:
Mondays -Fridays 7am-10pm, and Saturdays -Sundays 8am-10pm. The development shall only be carried out in accordance with the approved hours of opening.

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

23) The mitigation measures to safeguard local air quality detailed in the Air Quality Assessment shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

24) Details of any roller shutters or security grilles to be installed within the development shall be submitted to and agreed in writing by the City Council as Local Planning Authority before these are in place. Roller shutters and grilles shall be of an open grille construction, with the housing for the mechanism recessed behind the plane of the wall where the mechanism is to be located and shall be colour-coated.

Reason -In the interests of visual amenity, pursuant to saved policies DC14 and E3.3 of the Unitary Development Plan for the City of Manchester, and policies SP1 and DM1 of the Core Strategy for Manchester.

25) The development shall only be carried out in accordance with the signage strategy on plan ref: GCH-IBI-XX-XX-DR-A-100-0040 rev.P01.

Reason - To protect the visual amenity of the development, pursuant saved Unitary Development Plan policies DC15.1 and DC15.2, and policies SP1 and DM1 of the Core Strategy for Manchester.

26) The development shall be implemented in accordance with the hard and soft landscaping treatment shown on plan refs: GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) and GCH-IBI-XX-XX-DR-L-700-0001 rev P04(General Arrangement Plan), and the native species details in email from the planning agent dated 21st October 2019; together with the Landscape Maintenance and Management Plan ref: GCH-IBI-XX-XX-SP-L-700- 0003

The approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase. 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 each Phase of 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 for Manchester.

27) The development shall be implemented in accordance with the Vivaro Pro Woodstone Double Chamber Bird Box and Beaumaris Woodstone Bat Box in the locations as shown on plan ref: Planning Elevations Sheet 2 of 2 GCH-IBI-XX-XX-DR-A-100- 0021 rev.C04.

Reason - To provide a roost for bats a European Protected Species (Habitats Regulations 1994) and bird boxes to comply with policy EN15 of the Core Strategy for Manchester.

28) Within the development, all trees, shrubs and hedges and/or trees whose root structure may extend within the development , which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other

operation approved by this permission is carried out . Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Core Strategy for Manchester .

29) The development shall be implemented in accordance with the content of the Construction Phase Health and Safety Plan (CPHS P) - (PEP Part 2) received 6th December 2021, and e- mail from the applicant dated 22nd December 2021 confirming that all associated works have been completed, and that the plants were grubbed up, chipped and buried on site as part of the enabling works.

Reason - To prevent the spread of Cotoneaster which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

30) The development shall be implemented in accordance with the details shown on:-
Existing Surface water run off report (062407-CUR-00-XX-RP-C-00001-V01)

04/07/2019

Existing sewer records UU asset plan ; Existing sewer CCTV survey

Further information in relation to drainage received by email from the planning agent dated 15th August 2019.

Existing surface water run off report ref: 062407-CUR-00-XX-RP-C-00001-V01 received 15th August 2019.

Further information in relation to drainage received by email from the planning agent dated 23rd September 2019.

GCH -CUR -00-XX-DR -C-92003-P01 (DRAINAGE DETAILS SHEET 1) ; GCH -CUR -00-XX-DR-C- 92004-P01(DRAINAGE DETAILS SHEET 2) ; GCH -CUR -00-XX-DR-C-92001-P04 (Outline drainage strategy) ; GCH -CUR -00-XX-DR-C- 92002-P01(Proposed design layout) ; GCH -CUR -00-XX-DR-C- 90004-P01(Exceedance rates); GCH -CUR -00-XX-DR-C- 90003-P01(Proposed contours plan); received by e-mail dated 23rd September 2019

Email from planning agent regarding drainage dated 11th October 2019

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

31) The implementation, maintenance and management of the sustainable drainage scheme shall be in accordance with the submitted documentation and plans detailed below.

Morgan Sindell Attenuation Tank on Gorton Hub site completed Management system checklist;

GCH Car Park SUDS As Built record and photographs

GCH Main Building SUDS As Built record and photographs

Attenuation Tanks details (using pluvial cube module units) plan ref: GCH-ABL-XX-XX-DR-0001 rev. C02

Attenuation Tank 1 layout (using pluvial cube module units) plan ref: GCH-ABL-XX-XX-DR-0002_rev. C03_

Attenuation Tank 2 layout (using pluvial cube module units) plan ref :GCH-ABL-XX-XX-DR-0003 rev. C02
Fluidic AMP Aquabrake Stainless Strap Attachment fabrication plan ref: GCH-ABL-XX-XX-DR-0004 rev. C02
Oriface Plate Flow Control Attachment Fabrication plan ref: GCH-ABL-XX-XX-DR-0005_rev. C02_
Drainage Details Sheet 1 plan ref: GCH-CUR-XX-XX-DR-C-92003 rev. C01
Drainage Details Sheet 2 plan ref: GCH-CUR-XX-XX-DR-C-92004 rev. C03
Drainage Details Sheet 3 plan ref: GCH-CUR-XX-XX-DR-C-92005 rev. C02
Proposed manhole schedule plan rf: GCH-CUR-XX-XX-DR-C-92006 rev. C07
Existing Site Location Plan ref: GCH-IBI-WB-00-DR-A-100-002 rev. P02

Received 14th September 2022.

Content of email form Planning agent dated 6th October 2022;
Proposed Drainage Layout plan ref: GCH-CUR-XX-XX-DR-C-92002-C13
Flood Risk Assessment Detailed Drainage Strategy ref: GCH-CUR-XX-XX-RP-C-0002 rev. P03 dated 7th January 2022.
Maintenance Recommendations - R2 prepared by Environmental Sustainable Solutions;
As Built Hydrbrake visual.
Received 6th October 2022

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.

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.

Whilst the buildings to be demolished have been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Materials Informative

Building Regulations - Fire Safety

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.

Date: 30 December 2022

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/planning-inspectorate . 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.