

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

Connecting Dots Group
C/o Agent

Agent (if used)

Miss Alice Routledge
Asteer Planning LLP
Mynshulls House
14 Cateaton Street
Manchester
M3 1SQ

Part 1 – Particulars of the application/development

Proposal: Use of two warehouses and associated land for arts, music and cultural venue/event space including theatre, dance performance-related activities (Sui Generis) with associated food and drink festivals (Flexible Use Class E / Sui Generis), for a temporary period of two years

Location: 202-204 Dantzic Street, Manchester

Date of application: 6 July 2022

Application number: 134278/FO/2022

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application

Condition(s) attached to this decision

1) The permission hereby granted is for 2 years only, expiring on 30 September 2024 , and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on that date.

Reason - The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry

of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC10, CC8 and DM1.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Existing and Proposed Plans:
- Site Location Plan ref. LP001;
- Existing Site Plan prepared ref. SP001;
- Proposed Site Plan prepared ref SP101;
- Crime Impact Statement prepared ref. 2019/0431/CIS/02;
- Drainage Statement prepared by WSP;
- Ecological Letter prepared by TEP;
- Event Strategy and Operational Management Statement prepared by Connecting Dots Group;
- Fire Strategy prepared by SPL Fire Engineering;
- Ground Conditions Letter prepared by ROC;
- Lighting Strategy prepared by Watt Energy;
- Risk Assessment prepared by Taurus;
- Risk Management Strategy;
- Supporting Planning, Design and Access Statement prepared by Asteer Planning;
- Transport Note prepared by WSP; and,
- Waste Proforma prepared by Connecting Dots Group

Noise Impact Assessment ref. 17576-NIA-01_Rev1 prepared by Clement Acoustics received by the City Council as Local Planning Authority on 27 September 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 the City of Manchester.

3) The development hereby permitted shall be carried out in accordance with the security measures as outline in section 4 of the Crime Impact Statement ref. 2019/0431/CIS/02 received by the City Council as Local Planning Authority on 06 July 2022.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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

11am until 11pm Monday - Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

5) The development hereby approved shall be carried out in full accordance with the recommendations and proposals as set out in the Temporary Use Planning and Events Strategy prepared by Connecting Dots Group dated May 2022.

Reason - To ensure a reduction in potential amenity impacts associated with crowds, the potential or perceived potential of crime and/or disorder, litter and noise breakout

associated with the development and in accordance with Core Strategy policies SP1 and DM1.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday and 10:00 to 18:00 Sunday and Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) Waste Management Strategy shall be implemented in accordance with the submitted Waste Management Proforma received by the City Council as Local Planning Authority on 06 July 2022 and email from Asteer Planning dated 15 September 2022 and remain in implementation for the lifespan of the development hereby approved.

Reason: To safeguard the amenity of the occupiers and users of nearby buildings and in accordance with Core Strategy policies SP1 and DM1 as well as saved Unitary Development Plan Policy DC10.

8) The premises shall be acoustically insulated and treated to limit the break out of noise and noise limits for all events and the annual festival shall be set and controlled in accordance with the approved Noise Impact Assessment ref. 17576-NIA-01_Rev1 and supporting Noise Management Plan contained within the same document prepared by Clement Acoustics. 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 and the requirements set out in the approved noise management plan shall be complied with throughout the duration of use.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Reason: To safeguard the amenity of the occupiers and users of nearby buildings and in accordance with Core Strategy policies SP1 and DM1 as well as saved Unitary Development Plan policy DC26.1

9) Prior to any commencement of the use/s hereby approved, the secure, covered, lockable cycle storage as indicated within email from Asteer Planning dated 09 September 2022 shall be provided and made available for use whilst the use is in operation.

Reason - To ensure there is sufficient cycle parking provision at the development and for the users/employees in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

10) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of the development during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building and land hereby approved shall be used as an arts, music and cultural venue/event space including theatre, dance performance-related activities (Sui Generis) with associated food and drink festivals (Flexible Use Class E / Sui Generis) and no other use.

Reason - To ensure the satisfactory development of the site and in the interest of residential and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

This permission does not grant approval under Building Regulations.

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.

Any amendments to the adopted highway will require a Section 278 agreement and will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Date: 30 September 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.