

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

AP No 8 Limited
Acre House
11/15 William Road
London
NW1 3ER

Agent (if used)

Mr Mark Bewsey
DHA Planning Ltd
The Pinnacle
Station Way
Crawley
RH10 1JH

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (approved Drawings) attached to application ref no 108963/FO/2015/C1 as amended by 110221/NMC/2015/C1, 116419/NMC/2017 and 116419/NMC/2017 to increase the number of internal parking spaces by 3 (from 10 to 13)

Location: 8 First Street, Manchester, M15 4RP

Date of application: 12 September 2022

Application number: 134929/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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held extensive pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Officers also advised the applicants about the level of information that would need to be submitted with the application to overcome any concerns in relation to potential impacts on amenity, the environment and highway safety, and issues relating to these aspects of the scheme are detailed in this report. Officers also worked with the applicant during the planning application process to deal with comments raised by consultees

Condition(s) attached to this decision

- 1) The development must be begun not later than 31.07.2018

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:

(a) Location plan 1276-PA-0020 03;

(b) Dwgs A_1276_PA_0021 03, A 1276 PA 0031 08, A 1276 PA0032 08, A 1276 PA 0033 08, A 1276 PA 0034 09, 1276 PA 0035 08, A 1276 PA 0036 08, A 1276 PA 0037 09, A 1276 PA 0038 08, A 1276 PA 0039, A 1276 PA 0050 07, A 1276 PA 0051 07, A 1276 PA 0057, A 1276 PA 0058, A 1276 PA 0059, A 1276 PA 0060 05 and 1276 PA 0061 05, 1276 PA 0063 00, 1276 PA 0062 00 and D4C 100515 Rev A; and

(c) #6 First Street Waste Management Strategy March 2015 and attached proforma.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC1, EC3, CC1, CC5, CC6, CC7, CC10, H1, H12, T1, T2, EN1, EN6, EN8, EN9, EN14, EN16, EN17, EN18, EN19, and DM1 and saved UDP Policies DC20 and DC26.

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

Recommendations contained in Fisher Acoustics Report dated March 2015 subject to agreement of the need for acoustic lobbies to any Class A4 uses.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and saved UDP Policy DC26.

4) The development shall be implemented in accordance with the following:

Materials and detailing as shown in approved drawings Dwgs A_1276_PA_0021, A 1276 PA0030, A 1276 PA 0031, A 1276 PA0032, A 1276 PA 0033, A 1276 PA 0034, 1276 PA 0035, A 1276 PA 0036, A 1276 PA 0037, A 1276 PA 0038, A 1276 PA 0039, A 1276 PA 0050, A 1276 PA 005, A 1276 PA 0057, A 1276 PA 0058, A 1276 PA 0059, A 1276 PA 0060 and 1276 PA 006 as amended and confirmed by

- o Dwg 1276 15-12-111 Samples Schedule 00;
- o Visual Mock up Dwg TN0761/CW/MU001; and
- o Photo's attached to Gregory Bush's(Carillion) E-mail dated 11th October 2016.

and the

Quality Control Strategy as detailed in Scope of Services by Architects Document received on as amended by Gregory Bush's(Carillion) E-mail dated 11th October 2016-11-30; and

Carillion Project Quality Plan for project number CBN08068

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.

5) The development shall be implemented in accordance with the following:

STRATEGY FOR CLEANING OF CONTRACTORS VEHICLES BEFORE EXITING SITE

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

6) The building shall be implemented on the basis of the Verification Report, Plot 5, No.6 First Street, Ramboll, Reference: 61033653, Dated: 21 September 2017.

Discharge in relation to the landscaped area requires

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and 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 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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

7) The development shall be implemented in accordance with the following:

Construction Management Plan Documents including (Site Waste Management Plan, Contract Risk Assessment, Vehicle and Pedestrian Access Plans, Biodiversity Risk Assessment, Waste Reduction Plan and Contractor Proposals Document)
Construction Management Plan - Appendix AA, Air Quality / Noise & Vibration Report Dated 15/2/16

Carillion: Human Impact Management Plan and UNLOADING OF MATERIALS AND ACCESS AND EGRESS ON AND OFF SITE

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

8) An emergency contact number shall be displayed in the site hoarding.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

9) The development shall be implemented in accordance with the recommendations in Fisher Acoustics letter dated 10th February 2017 (on the basis that emergency plant will only run in an emergency and will only be tested in the daytime) (CDN/17/0028)

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

10) The development shall be implemented in accordance with the following:

A 1276 AS 4721 Redstart Detail
A 1276 AS 4722 Redstart Locations

Supplementary information documents from Radmat (green roof)
PDS_D25_ReservoirDrainage-Board
PDS_G11_Filter-fleece
PDS_GMO12_Growing-Medium
PDS_MedO_Wildflower-and-Sedum_Mat-1
PDS_SedumPlus

(CDN/17/0028)

Reason

In the interests of the protection of black redstarts pursuant Section 11 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15

11) The office accommodation shall be implemented in accordance with Carillion's letter dated 18-08-17. (CDN/17/0530)

For each commercial units requires compliance with the following by each individual occupier is required.

Prior to occupation of any of the ground floor commercial units final details of the method of extraction of any fumes, vapours and shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

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

13) Before any new use hereby approved commences, within each of the ground floor units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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.

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays 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.

15) No part of the site outside of the building associated with the Class A1 (shop) or Class A3 (restaurant and cafe) or Class A4 (Drinking Establishment) Use shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority.

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

16) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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.

17) The development shall be implemented in accordance with the requirements of the Secured by Design Gold Award (dated 19/12/2019) certificate (CDN/21/0115)

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

18) The development shall be operated on the basis of compliance with #6 First Street, Framework Travel Plan, February 2015 Ask Real Estate & Southside Regeneration Ltd including sections 7.1.2. (CDN/17/0530)

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy

19) The development shall be implemented in accordance with the the submitted Certificate (CDN/18/0871)

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

20) The landscaping scheme shall be implemented in accordance with the following:

PL1471 M100 Rev T, M101 Rev J, M103 Rev J, M104 Rev L, M105 Rev K, M106 Rev H, M107 Rev F, M108 Rev F, M109 Rev E, M110 Rev D, M111 Rev E, M112 Rev D,

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

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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, unless otherwise agree in writing by the City Council as local planning authority.

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 EN1, EN9, EN15 and SP1 of the Core Strategy.

21) The development shall then be constructed in accordance with the following:

Dwgs 61033653-RAM-XX-XX-DR-D-00001 Existing Drainage Layout Rev T03;

61033653-RAM-XX-XX-DR-D-00100 - Proposed Drainage Sheet 1 Rev T03;

61033653-RAM-XX-XX-DR-D-00101 - Proposed Drainage Sheet 2 Rev T03;

61033653-RAM-XX-XX-DR-D-00200 Drainage Schedules Rev T02;

61033653-RAM-XX-XX-DR-D-00400 Drainage Details Sheet 1 Rev T02;

61033653-RAM-XX-XX-DR-D-00401 Drainage Details Sheet 2 Rev T02;

61033653-RAM-XX-XX-DR-D-00402 Drainage Details Sheet 3 Rev T02;

61033653-RAM-XX-XX-DR-D-00403 Drainage Details Sheet 4 Rev T02;

Dwgs BS00(52)1001, BS01(52)1001, BS02(52)1001, BS03(52)1001, BS04(52)1001, BS05(52)1001, BS06(52)1001, BSM0(52)1001, BSRL(52)1001, BSXX(52)0001, BSXX(52)0002 and BSXX(52)0003;

Dwgs PL1471.M104 [Levels & Drainage Strategy] and PL1471_M100_GA, Plot 5 Number 6 First Street Below Ground Drainage Specification Rev T02; and

Carillion Plot 5 First Street, Manchester Condition 21 - Surface Water Drainage - VERIFICATION REPORT dated 18 August 2017, Greg Bush's e-mail dated 12-04-16, proposed Drainage Sheet 1 Rev T03 and Sheet 2 Rev 03. (CDN/17/0530)

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant

22) The development shall be implemented in accordance with the following:

Mitigation set out in the ASK REAL ESTATE &SOUTHSIDE REGENERATION LTD
NUMBER 6 FIRST STREET GREATER MANCHESTER EXTENDED PHASE 1
HABITAT SURVEY;

FIRST STREET NORTH, RE-DEVELOPMENT OF PLOT 5 - EVALUATION IN
RESPECT OF BATS AND THEIR ROOSTS by Penny Anderson Associates; and

Figure 1 Phase 1 Habitats, Figure 2 Ecology, Figure 3 Plot 5, First Street -Piling within
20m of the culvert'

In the interests of the protection of bat roosts and associated foraging and commuting
areas pursuant Section 11 of the National Planning Policy Framework and pursuant to
Core Strategy policies EN15 and SP1.

23) The development shall be implemented in accordance with the following:

RAM—XX-XX-DR-D-001 Rev T03, 00100 Rev T03, 00101 Rev T03, 00200 Rev 02,
00400 Rev T02, 00401 Rev T02, 00402 Rev T02, 00403 Rev 02, PL1471. M104 Levels
and Drainage Strategy and PL1471/ M100GA

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and
PPS 25 (F8))

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

Mining Information

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

Date: 31 October 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.