

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

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

Agent (if used)

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Dantzic Street
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M4 2AL

Part 1 – Particulars of the application/development

Proposal: CITY COUNCIL DEVELOPMENT for works to existing car park to create staff car parking for a temporary period of 3 years to serve Gorton Hub including new boundary fencing, new pedestrian gate, new vehicular gates to existing access off Sibley Street, new lighting & CCTV to existing / new columns and new markings to existing surface

Location: Gorton Library , Garratt Way, Manchester, M18 8HE

Date of application: 19 August 2022

Application number: 134600/VO/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

0) 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 based on seeking solutions to problems arising in relation to dealing with the planning application. The original submission raised initial concerns about tree protection ,and colouration of the lighting columns and lanterns . Officers worked in a positive and proactive manner with the applicant to negotiate a scheme.

1) The permission hereby granted is for a limited period only, expiring on 30 September 2025; and the car parking use comprising the development for which permission is hereby granted is required to be discontinued.

Reason - The development is of a temporary nature, and to safeguard visual and residential amenities of occupiers of adjoining properties, in accordance with policy DM1 of the Manchester Core Strategy (2012)

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

LCP-IBI-WB-00-DR-A-100-001_Existing Site Location Plan

LCP-IBI-WB-00-DR-A-100-002_Existing Site Plan

LCP-IBI-WB-00-DR-A-100-003_P02 Proposed Site Plan

LCP-IBI-WB-00-DR-A-100-004 Proposed Boundary Treatments

LCP-IBI-WB-00-DR-A-100-005 Proposed Boundary Details

GCH-QUA-XX-XX-DR-E-6301(P02) External - Proposed Electrical Services Layout

Jacksons Fencing Euroguard Regular product sheet

Jacksons Fencing EuroGuard Swing Gate product sheet

DW Windsor Kirium Eco Brochure April 2021

Letter from IBI ref: 507786-TK-20220803-L-1.01 covering Minor Works to Existing Car Park at Gorton Library dated 3rd August 2022.

Received 4th August 2022;

Letter dated 19th August 2022 from IBI ref: 50786-TK-20220819-L-1.01 detailing tree protection /root protection measures to demonstrate that the trees shown on the site plan can be retained in situ, and will not need to be removed in connection with the proposed works.

Email from IBI received 5th September 2022 confirming colouration of lighting columns and lanterns;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The car parking spaces , as indicated on Proposed Site Plan ref: LCP-IBI-WB-00-DR-A-100-003_P02 shall be demarcated and available for use before the car park is brought into use. The implemented car parking layout shall be retained and maintained for the duration of the permission hereby approved.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

6) The lighting scheme shall be implemented in accordance with the details on plan ref: GCH-QUA-XX-XX-DR-E-6301(P02) External - Proposed Electrical Services Layout and DW Windsor Kirium Eco Brochure April 2021.

The development shall be implemented in accordance with the approved details, and the approved lighting scheme shall be implemented prior to the proposed parking facilities being brought into use.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the car park pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012) .

7) 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 Manchester Core Strategy (2012).

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and the content of letter dated 19th August 2022 from IBI ref: 50786-TK-20220819-L-1.01 detailing tree protection /root protection measures to demonstrate that the trees shown on the site plan can be retained in situ, and will not need to be removed in connection with the proposed works; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the site for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The development shall be implemented in accordance the mitigation measures set out in the letter dated 19th August 2022 from IBI ref: 50786-TK-20220819-L-1.01 detailing tree protection /root protection, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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 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:

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.

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Date: 28 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.