

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 Gee
Manchester City Council
5th Floor Town Hall Extension
Manchester
M2 5DB

Agent (if used)

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20 Chapel Street
Liverpool
L3 9AG

Part 1 – Particulars of the application/development

Proposal: City Council Development for the installation of a 2.4 metre high fence for a temporary period of 3 years following removal of existing fence

Location: Union Bridge , Dantzic Street, Manchester, M4 4JW

Date of application: 27 July 2022

Application number: 134515/VO/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. The proposal has been subject to pre application advice. The proposal is considered to be acceptable and in accordance with the development plan and therefore determined in a timely manner

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring 30 September 2025.

Reason - The use hereby granted is for a temporary period only to aid the repair of the bridge and safety and security of the area pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development hereby permitted shall be discontinued no later than the 30 September 2025 and the works comprising the development are required to be removed no later than one month from the development ceasing.

Reason - The development is required to cease within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land and listed building is reinstated to an appropriate standard in the interest of visual amenity of the site pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

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

651-276-010 REV P1 received by the City Council, as Local Planning Authority, on the 27 July 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.

5) Notwithstanding drawing 651-276-010 REV P1 received by the City Council, as Local Planning Authority, on the 27 July 2022, prior to the installation of the fencing hereby approved, details of the siting, scale and appearance/design of the fencing shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall demonstrate the development will have no adverse impact upon flood risk. The approved scheme shall be implemented and retained for the duration of the temporary period as outlined in condition 1.

Reason - In the interest of visual amenity and to ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding from blockage of the existing bridge structure pursuant to policies EN14 and DM1 of the Manchester Core Strategy (2012).

6) No works shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

7) Prior to the installation of the fencing hereby approved, a method statement in relation to species such as roosting bats, including that the works would be supervised by a ecologist, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the works.

Reason - In order to minimise disruption to bats pursuant to policy EN15 of the Manchester Core Strategy (2012).

8) Prior to the installation of the fencing hereby approved, a method statement in relation to protecting the river Irk during the installation of the fencing, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the works.

Reason - In order to minimise the impact on the River Irk pursuant to policies EN14 and EN15 of the Manchester Core Strategy (2012).

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.

Date: 20 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.