

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 O Gawad
Gorebrook Works
Pink Bank Lane
Manchester
M12 5GH

Agent (if used)

Mr Robert Spavin
Concept Studio Architecture Ltd
51 Normanby Road
Worsley
Manchester
M28 7TS

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 10 (acoustic measures including operating hours), 12 (operating hours) and 14 (drainage) attached to planning permission ref: 126127/FO/2020

Location: Gorebrook Works , Pink Bank Lane, Manchester, M12 5GH

Date of application: 1 July 2021

Application number: 130916/JO/2021

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

In this case, 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. Negotiation has been undertaken to ensure that the development is supported with appropriate arrangements for site drainage and the management of flood risk. On the basis of the submitted information it is considered that the development has been appropriately assessed.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 24th November 2023.

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 stamped as received by the City Council as local planning authority on: 5 February 2020, 17 February 2020, 25 March 2020 and 6 April 2020:

Planning application forms amended by email from agent dated 17 February 2020 confirming total new gross internal floorspace of 844 sq.metres

Location plan Ref: RJS54_PL_001

Existing site plan Ref: RJS54_PL_002

Proposed site plan Ref: RJS54_PL_003 Rev E

Proposed floor plan Ref: RJS54_PL_004 Rev. C

Proposed elevations Ref: RJS54_PL_005 Rev. D

Environmental Assessment [Acoustic Report] for Greatledge Printers Gorebrook Works by AB Acoustics - Amended version dated 20 February 2020

Waste Management Pro forma dated December 2019

Report Ref: PF048.1 Waste Management Plan by Concept Studio Architecture

Bat Survey at Gorebrook Works by Envirotech dated 1 May 2018

Email of 25 March 2020 confirming and car parking arrangements

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 shall be implemented in accordance with the following elevation and roof material specifications stamped as received by the City Council as local planning authority on 1 July 2021 and amended by letter and email from Concept Studio Architecture Ltd dated 18 June 2021 and 23 July 2021: Tata Steel Trisomet steel profiled 60mm cladding with RAL 7001 Silver Grey finish. The implemented details shall be maintained in situ at all times thereafter.

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 for the City of Manchester.

4) The authorised development shall be fully implemented in accordance with document referenced Construction Environmental Management Plan, Gorebrook Works, 15 Pink Bank Lane, Levenshulme. Manchester, M12 5GH Prepared by Concept Studio Architecture date issue April 2020. Notwithstanding the proposed working hours specified in the submitted Construction Environmental Management Plan, all work shall be confined to the following hours:

Monday - Friday: 7.30am - 6.00pm

Saturday: 8.30am - 2.00 pm

Sunday / Bank holidays: No work

The construction management arrangements, including permitted working hours, shall be implemented upon commencement of works and shall remain in place throughout the construction period.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19 and DM1 of the Core Strategy for the City

of Manchester, Unitary Development Plan saved policy DC26 and the guidance contained within the National Planning Policy Framework.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the buildings first occupied for Class E use shall be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification) other than research and development and light industrial use.

Reason - In the interest of residential development pursuant to policy SP1 and DM1 of the Core Strategy of the Core Strategy for the City of Manchester.

6) The first use undertaken with Building 2 (Class E (Research and development and light industrial use only) / B8 (Warehousing and storage)), as shown on drawing referenced Proposed site plan Ref: RJS54_PL_003 Rev E and Proposed floor plan Ref: RJS54_PL_004 Rev. C, shall become the authorised that building and shall be used for no other purposes thereafter.

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

7) The buildings hereby approved shall only be used in conjunction with the operation of the existing business as confirmed in the email from RJS Design dated 25 March 2020.

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

8) The authorised development shall be fully implemented in accordance with drawings referenced Proposed site plan Ref: RJS54_PL_003 Rev E and Proposed floor plan Ref: RJS54_PL_004 Rev. C involving the gross internal floorspace within of each building not exceeding 422 sq. metres (844 sq. metres in total).

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

9) The authorised development shall be fully implemented in accordance with drawings referenced Proposed site plan Ref: RJS54_PL_003 Rev E and Proposed floor plan Ref: RJS54_PL_004 Rev. C involving the gross internal floorspace within of each building not exceeding 422 sq. metres (844 sq. metres in total).

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

10) The authorised development shall be fully implemented in accordance with the details of document referenced: Environmental Assessment [Acoustic Report] for Greatledge Printers Gorebrook Works by AB Acoustics - Amended version dated January 2021; including the specifications set out on page 12 of the report relating to:

- i. Both buildings being constructed from Trapezoidal sheet panels with thickness of 60 - 70 mm and a steel inner liner;
- ii. The siting and use of the authorised buildings in relation to neighbouring residential uses;
- iii. No roof lights fitted;
- iii. Working hours being limited to: Mondays to Sundays (including Bank Holidays): 8.30 am to 6.00 pm.

The implemented measures shall be in place upon first occupation of the authorised buildings and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure satisfactory noise attenuation pursuant to identified noise sources policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

11) The development shall be implemented in accordance with details of letter from Concept Studio Architecture Ltd dated 18 June 2021, which confirms that no externally mounted plant and/or equipment would be installed [as part of the development].

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

12) The buildings hereby approved shall only be used between the following hours:

Mondays to Sundays (including Bank Holidays): 8.30 am to 6.00 pm.

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

13) No loading or unloading shall be carried out on the site outside the hours of:

Mondays to Saturdays: 7:30 am to 8:00 pm with no deliveries/waste collections on Sundays / Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

14) The development shall be fully implemented in accordance with following documents and drawings stamped as received by the City Council as local planning authority on the specified dates:

Flood Risk Assessment & Drainage Strategy Report at Gorebrooks Works, Longsight dated September 2019 Ref: 19-13-12454 by Carley Daines & Partners received on 5 February 2020;

Rainfall profile dated 8 May 2019 by Carley Daines & Partners received 5 February 2020;

United Utilities letter dated 17 September 2019 Ref: UUPS -ORD-124063 received 5 February 2020;

Email dated 1 October 2019 from United Utilities Wastewater Developer Services Ref:

4200028223 received 5 February 2020;
GPI Document by Grundfos dated 3 August 2020 and received 4 August 2020;
Klargest vertical pump station specification received 15 July 2020.

as amended by:

12454 - Gorebrook Works Hydraulic Calculations (Surface Water see 12454 - 20G)
dated 28 June 2022 by Carley Daines and Partners Ltd (Microdrainage) and
Gorebrook Works Longsight Drainage Plan Ref: 19.B.12454.20 Rev G

attached to Carley Daines and Partners email of 28 June 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 policies DM1 and EN18 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

15) Before the first occupation of the development a verification report, relating the implemented drainage works, shall be submitted to and approved in writing by the City Council as local planning authority, incorporating:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall be maintained in accordance with the approved details thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

16) The authorised development shall be implemented in accordance with the following documents relating to the identified risk from land contamination:

- i. Phase 1 Contaminated Land Risk Assessment Report No 18-1-75 Part 1 by GHG Consulting Ltd, Final Issue date 20 August 2018;
- ii. GHGC Letter Reference: 18-1075 GeoEnvironmental Assessment Letter Report Revision B.doc.nfjdated 28 January 2019 and enclosures referenced:
Site location plan
Trial pit and sample location plan
Trial pit records sheets
Concept Life Sciences Test Certificate Report Number: 777203-1 Date of Report: 12-Nov-2018
Concept Life Sciences Test Certificate Report Number: 783240-1 Date of Report: 30-Nov-2018
NWG Scientific Services Limited Ref: WTS-0421;
Standard statements.

- iii. GHGCL Letter Report, Reference: 18-1075 Gorebrook Works GeoEnvironmental Report Comments, dated 28 January 2019;
 - iv. GHGCL Letter Report, Reference: 18-1075 Gorebrook Works Surface Water Assessment.doc.nfj, dated 28 January 2019.
 - v. GHGCL Letter Report Reference: 18-1075 GeoEnvironmental Assessment Revision B.doc.nfj dated Monday, 28 January 2019.
- GHG Letter Report Reference 1374162.nfj Phase 3 Remediation Strategy dated 2 April 2019.

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 with a 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 policies DM1 and EN18 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

17) The car parking area shall be demarcated in accordance with the details of drawing ref: Proposed site plan Ref: RJS54_PL_003 Rev E (showing servicing and bin storage arrangements), made available for use prior to the first occupation of development and maintained in situ thereafter.

Reason - In the interests of pedestrian and highways safety and to ensure that the development is supported with satisfactory car parking pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) Before the first occupation of the approved buildings, development shall be fully implemented in accordance with details for the provision of secured storage for 10 cycles to be positioned in accordance with the details on drawings referenced: Proposed site plan Ref: RJS54_PL_003 Rev.E (including details of the siting of cycle storage) and related manufacturers details stamped as received by the City Council as local planning authority on 1 April 2020. The approved details shall be maintained in situ thereafter.

Reason - To provide sustainable transportation options for staff and visitors and in the interests of residential amenity pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

19) The development hereby approved shall be undertaken in accordance with the waste management strategy set out in Appendix E Waste Management Pro forma dated 17 December 2017, Proposed site plan RJS54_PL_003 Rev E (showing servicing and bin storage arrangements) and Report Ref: PF048.1 Waste Management Plan by Concept Studio Architecture. The approved waste management arrangements shall be fully implemented before the occupation of any part of the development and maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

20) The development shall be implemented in accordance with the waste and recycling storage arrangements detailed in drawing referenced: Proposed waste storage plan Ref: RJS54_PL_008 stamped as received by the City Council as local planning authority on 1 July 2021 and amended by email from Concept Studio Architecture Ltd confirming that the waste storage enclosure would comprise timber elevations to a height of 1.8 metres. The approved details shall be implemented before the occupation of any part of the development alongside the agreed waste management strategy and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

21) The authorised development shall be undertaken in accordance with the document referenced Bat Survey at Gorebrook Works by Envirotech dated 1 May 2018.

Reason - To ensure appropriate safeguards for a protected species pursuant to policies SP1 and EN15 of the Core Strategy for the City of Manchester.

22) The proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (13/02/2018 - URN: 2018/0079/CIS/01) and a planning condition should be added to reflect the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. The development shall only be carried out in accordance with these approved details and occupation or use shall not commence until the Council as local planning authority has acknowledged, in writing, that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework

23) The development shall be implemented in accordance with the detail of drawing referenced RJS54_PL_007 - Proposed Landscape Plan and emails from Concept Studio Architecture Ltd dated 23 July 2021 and 3 August 2021 confirming that the development would continue to accord with approved document (attached to planning permission ref: 126127/FO/2020) and referenced: Flood Risk Assessment & Drainage Strategy Report at Gorebrooks Works, Longsight dated September 2019 Ref: 19-13-12454 by Carley Daines & Partners received on 5 February 2020 and that the works within 8 metres of Gore Brook have been related to a Flood Risk Activity Permit. The approved details shall be implemented before the occupation of any part of the development and maintained in situ thereafter.

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 SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

24) All work within the authorised Class B2 unit (Building 1) shall be undertaken with the roller shutters in a closed position.

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

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 be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the City Council Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161234 5004).

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

The developer is advised of the following advice from the Environment Agency This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Gore Brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at <https://www.gov.uk/guidance/owning-a-watercourse>.

In addition to planning permission, the proposed variation will require a Flood Risk Activity Permit (FRAP) under the Environmental Permitting (England and Wales) Regulations 2016 for the outfall and any proposed works or structures, in, under, over or within eight metres of the top of the bank of Chorlton Platt Gore Brook. This was formerly called Flood Defence Consent.

Some activities are also now excluded or exempt. The grant of planning permission does not necessitate the grant of an environmental permit or vice versa. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Completed permit application forms and relevant drawings for assessment of design should be sent to PSOWarrington@environment-agency.gov.uk. The details submitted for planning and permitting should be mirrored to avoid confusion.

Note to Applicant / Agent - EA Riparian Access Rights

The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at <https://www.gov.uk/guidance/owning-a-watercourse>.

Note to Applicant / Agent - Discharges to Surface Water and Groundwater

You may require an environmental permit to discharge liquid effluent or waste water to surface watercourse or the ground.

You do not need a permit if you intend to:

- To discharge uncontaminated water, such as clean rainwater from roofs (as explained in groundwater protection position statement G12) or from small areas of hardstanding to surface water
- To discharge uncontaminated water collected from public roads and small parking areas (that's been through a properly maintained oil separator) to surface water
- For certain low risk groundwater activities, known as groundwater activity exclusions

Further information on discharge of surface water and potential permit requirements can be found at <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s) and Natural England should be informed.

Date: 11 October 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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.