

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

Renaker Build Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Details of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 126668/FO/2020 for Phase C (Education facility) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801, approved under application 126668/FO/2020).

Location: Crown Street Phase 2 (Phase C) , Land Bound By Silvercroft Street, Crown Street And The Mancunian Way, Manchester, M15 4AX

Date of application: 13 April 2022

Application number: 133516/MO/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) 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. Pre-application advice was sought where early discussions took place regarding the siting/layout, scale, design and appearance of the development. Further work and discussions have taken place with the applicant through the course of the application and no problems were encountered.

1) The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

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:

10292-Z1-SHP-G000-PL-00-B5D801 P01 Application Boundary Plan
C3-AKL-G100-PL-00-0005 X02 Proposed Site Plan
C3-AKL-G200-EL-XX-0015 X01 Proposed North & South Elevations
C3-AKL-G200-EL-XX-0016 X01 Proposed East & West Elevations
C3-AKL-G200-PL-00-0010 X01 Proposed Ground Floor
C3-AKL-G200-PL-01-0011 X01 Proposed First Floor
C3-AKL-G200-PL-02-0012 X01 Proposed Second Floor
C3-AKL-G200-PL-03-0013 X01 Proposed Third Floor
C3-AKL-G200-SE-XX-0023 X01 Proposed Section A-A
C3-AKL-G251-SE-XX-0017 X01 External Facade Details - Section A
C3-AKL-G251-SE-XX-0018 X01 External Facade Details - Section B
C3-AKL-G251-SE-XX-0019 X01 External Facade Details - Section C

Design & Access Statement by Arkilab Ref: C3-AKL-Z100-RP-XX-0001 dated March 2022

Environmental Statement: Volume 1 - Addendum dated April 2022 by Deloitte WSP letter dated 7 March 2022

Air Quality Technical Addendum by Ensafé Ref: AQ73415r3 dated 12/04/2022

Environmental Noise Study by Fisher Acoustics Ref: C3-FAC-A180-Rp-XX-001 P01 dated March 2022

School RMA Solar Glare Desktop Review by Gia dated 28/03/2022

Non-Technical Summary (ES Addendum), Environmental Statement Volume 3 dated April 2022 by Deloitte

Crime Impact Statement Version A: 11 March 2022 URN: 2019/-676/CIS/02

Environmental Standards Statement Ref: 2020.187 dated March 2022 by Element Sustainability

Planning Statement by Deloitte dated April 2022

Ventilation Strategy Statement Ref: C3-MEP-G525-RP-XX-001 Revision P02 by MEP Design

Blue Roof & Pump Calculations by WSP Group Ltd dated 05/05/2021

C5 Tower Calculations by WSP Group Ltd dated 29/04/2021

Rear Access Road Calculations by WSP Group Ltd dated 15/01/2021

RIBA Stage 4 Drainage Strategy Ref: Z1-WSP-A180-RP-XX-DS01 Rev P04 by WSP dated January 2021

Z1-WSP-G580-DE-XX-DR01 P02 MH REF C01 in Silvercroft Street Construction Details

Z1-WSP-G580-DE-XX-DR02 P04 Typical Sustainable Urban Drainage (SUDS) Construction Details

Z1-WSP-G580-PL-XX-DR02 P17 Proposed Drainage Layout

Z1-WSP-G580-PL-XX-DR03 P04 Exceedance - Overland Flow Routes

Z1-WSP-G580-SC-XX-001 P02 Manhole Schedule

Z1-WTE-G770-PL-XX-PH01 Revision 01 Blue Roof Layout

Z1-WTE-G770-PL-XX-PH02 Revision P01 Blue Roof Detail

Z3-MEP-G590-PL-B1-003 P07 Public Car Park Mechanical Services Proposed Basement 1 Coordinated Mechanical Services Layout

Z3-MEP-G590-PL-B2-002 C01 Public Car Park Mechanical Services Proposed Basement 2 Coordinated Mechanical Services Layout

Email confirming canopy heights, door guard hoops and vehicle tracking from Jemma Babrook of Deloitte to Lucy Harrison dated 14/06/2022 15:06.

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.

3) Development hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version A: 11/03/22 reference 2019/0676/CIS/02 by Greater Manchester Police. No building within Phase C shall be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to that phase.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

4) a. Prior to the commencement of above-ground construction works within Phase C, a programme for the submission of final details of (i) the proposed boundary treatment to the ground floor play area and (ii) the entrance canopies shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the details.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - In the interests of visual amenity pursuant to policies SP1 and DM1 of the Core Strategy.

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: 16 June 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.