MANCHESTER CITY COUNCIL

## 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

MANCHESTER CITY COUNCIL

## Town & Country Planning Act 1990 (as amended)

## Planning Permission

**Applicant**

Victoria Mills Developments Ltd
C/o Agent

**Agent (if used)**

Miss Nikki Sills
Zerum Consult Ltd
4 Jordan Street
Manchester
M15 4PY

### Part 1 – Particulars of the application/development

**Proposal**: Variation of condition 3 of planning permission 100991/OO/2012/N2 relating to the provision of 10 car parking spaces.

**Location**: Milliners Wharf Phase 2 , Pollard Street / Munday Street, Bradford, Manchester, M4 7BD

**Date of application**: 26 June 2014

**Application number**: 106007/JO/2014/N2

### 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 31 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.

### Condition(s) attached to this decision

1) a) The development of the retail site 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.

b) The development of Buildings A and B and the surrounding land as identified on drawing reference (20)400RevC, date stamped as received by the local planning authority on the 10th May 2013, must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the access, appearance, landscaping, layout, and scale of the building (hereinafter called "the Reserved Matters") of the development of the retail unit site as identified on drawing reference (20)400RevC date stamped as received by the local planning authority on the 10th May 2013, and (where relevant) other matters as are required under condition numbered 3 to 32 inclusive shall be obtained from the local planning authority in writing before any development is commenced on the retail unit site.

Plans and particulars of the Reserved Matters shall be submitted in writing to the local planning authority and shall be carried out as approved in writing by the local planning authority.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, and to ensure that the conditions attached to the consent are complied with for each Phase or Part Phase related to the implementation to which they are relevant.

3) The development hereby approved for the retail unit site as identified on drawing reference (20)300RevJ, date stamped as received by the local planning authority on 25 June 2014 shall not exceed the following parameters:
- Retail floor area maximum of 355 m2 in gross external area
- Maximum height of 7 metres in a single storey building from finished floor level to top of roof
- Maximum of 10 car parking spaces

Reason - To ensure the development does not exceed the parameters disclosed in the planning application.

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

The Supporting Planning Statement, the Crime Impact Statement, the Bett Associates Desk Study Report, the retail statement completed by ID Planning, the Bett Associates Flood Risk Assessment, the Ecological Assessment completed by RSK Environmental Ltd and the Transport Assessment, stamped as received by the Local Planning Authority on the 20th November 2013, the application form, the Design and Access Statement - Addendum, the accommodation schedules for Buildings A and B, the Cleaning and Maintenance Strategy Report, the Code for Sustainable Homes Pre-Assessment, the Pre-Assessment Part L1A (2010) Compliance Report, the drawings numbered (20)402RevE, (20)410RevA, (20)110RevE, (20)111RevD, (20)112RevE, (20)113RevF, (20)210RevE, (20)211RevE, (20)212RevF, (20)213RevE, (20)100RevE, (20)101RevE, (20)102RevC, (20)103RevC, (20)104RevC, (20)105RevG, (20)106RevG, (20)107RevD, (20)108RevB, (20)200RevE, (20)201RevF, (20)202RevC, (20)203RevC, (20)204RevC, (20)205RevG, (20)206RevG, (20)207RevD, (20)208RevB, (20)209, stamped as received by the Local Planning Authority on the 10th May 2013, the amended plan numbered (20)401RevI, the massing views document and the Sun Path Study, received by the Local Planning Authority by email on the 23rd May 2013. Drawing reference (20)300RevJ, date stamped as received by the local planning authority on 25 June 2014

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC5, H1, H2, H4, C9, T2, EN1, EN6, EN14, EN18 and DM1 of the Core Strategy, saved policies DC7, DC20 and DC26 of the Unitary Development Plan for the City of Manchester and the guidance outlined within

the National Planning Policy Framework document and the Guide to Development in Manchester SPD and Planning Guidance (2007).

5) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with these approval details.

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.

6) Notwithstanding the approved plans, no development shall commence until a fully detailed hard and soft landscaping treatment scheme for the site and the proposed sky garden has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are 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.

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.

7) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to any part of the site or the buildings hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policy DM1 and T2 of the Core Strategy.

8) Prior to the commencement of the development hereby approved, a Car Park Management Strategy shall be submitted to in writing and approved in writing by the Local Planning Authority, which would include details of the role of a concierge in terms of controlling access, parking and deliveries, the control over delivery times, the regulation of when large removal vans can access the site, and details/plans of where delivery vans can park within the site and where they are restricted. The development shall then be constructed and operated in accordance with this management strategy as long as the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied and in the interests of highway and pedestrian safety in order to comply with Policy DM1 and T2 of the Core Strategy

9) Prior to the first occupation of the development hereby approved, the provision of space and facilities for bicycle parking at the development shall be completed and made available in accordance with the details within the Design and Access Statement and as shown on the Ground Floor Plan numbered (20)401Revl, stamped as received by the

Local Planning Authority on the 10th May 2013. Prior to the installation of the facilities outlined within this strategy within each phase on site, elevations/specification details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10) Deliveries, servicing and collections, including waste collections for the commercial premises hereby approved shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, 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.

11) The retail premises hereby approved shall not be open outside the following hours:-

Monday to Friday - 06:00 to 23:00
Saturdays - 06:00 to 23:00
Sundays - 07:00 to 23:00

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.

12) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Pollard Street, the Metrolink, the service road and nearby industrial uses shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied and shall remain in perpetuity for as long as the building is operational.

Reason - To secure a reduction in noise from Pollard Street, the Metrolink, the service road and nearby industrial uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) Before the retail building hereby approved is first occupied it shall be insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the property. The development shall then be constructed in accordance with this approved scheme as long as the building is operational.

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

14) Before first occupation of the retail development hereby approved, any externally mounted ancillary equipment shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning

authority in order to secure a reduction in the level of noise emanating from the equipment. The development shall then be completed in accordance with this approved scheme as long as the building is operational.

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

15) The development of the residential scheme hereby approved shall not commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the residential accommodation has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is occupied.

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

16) The development of the retail scheme hereby approved shall not commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the retail unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is occupied.

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

17) A site strategy for the facilities for keeping roads clear of mud and debris shall be submitted to and approved in writing by the City Council as local planning authority prior to the development of each phase commencing. The approved facilities shall be retained on site during the construction period and shall be positioned to allow use throughout each phase of construction.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to policies SP1 and DM1 of the Core Strategy.

18) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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 policies DM1 and EN18 of the Core Strategy.

19) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used 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 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

20) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

21) The retail unit development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The

Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

22) No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken and a report submitted in accordance with a Written Scheme of Investigation (WSI) approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
- desk-based archaeological study
- targeted archaeological evaluation trenching
- targeted open-area excavation and recording(informed by te evaluation)
2. A programme for assessment to include:
- analysis of the site investigation records and finds
- post fieldwork production of a final report on the significance of the archaeological and historical interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation to include:
- a bound hardcopy and digital copy of the final assessment report with the Historic Environment Record
- (dependent upon the investigation results) a volume in the series 'Greater Manchester's Past Revealed'.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In order to record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible in order to comply with saved Policy DC20 of the Unitary Development Plan for the City of Manchester.

23) Prior to the commencement of any works on site, a survey for breeding birds should be undertaken by a suitably qualified ecologist, shall be completed and submitted in writing and approved in writing by the Local Planning Authority. Should any breeding birds be found an appropriate mitigation scheme should be submitted to and be agreed by the Local Planning Authority and then be implemented in full.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy

24) Prior to the commencement of any works on site, full details of ecological enhancement measures for the site should be submitted to and be agreed in writing by the Local Planning Authority. The development shall then be completed in accordance with these approved details and retailed as such while the development is occupied.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

25) Notwithstanding the approved plans and documents, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) Prior to commencement of development, full details of a surface water drainage scheme, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details before the scheme is completed, and maintained thereafter.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity by ensuring the satisfactory storage of/disposal of surface water from the site, pursuant to policy EN14 and DM1 of the Core Strategy.

27) A fully detailed Residential Travel Plan, with the objective of reducing car borne journeys; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented shall be submitted to and approved in writing by the City Council as local planning authority within 12 months of the first occupation of the development hereby approved. For so long as the site is occupied or in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In accordance with the provisions contained within policies SP1, T1, T2 and DM1 of the Core Strategy.

28) The details of a 24 hour emergency telephone contact number for the site contractor shall be displayed in publicly accessible locations across the site and shall remain so displayed during the construction period.

Reason - In the interests of local amenity, pursuant to policy SP1 and DM1 of the Core Strategy.

29) No development shall be commenced on site, including any site clearance and preparation works, until a Construction Management Plan with detailed method statements of construction and risk assessments, including agreed safe methods of working adjacent to the Metrolink Hazard Zone, the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, the storage of plant and materials used in constructing the development, the construction and demolition methods to be used (including the use of a crane), the erection of any security hoardings, measures to control the emission of dust and dirt during construction, a scheme for recycling/disposing of waste resulting from the construction work and the protection of Metrolink services and equipment, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be

constructed in strict accordance with the approved Construction Management Plan throughout the entire development process.

Reason - In the interests of protecting the Metrolink system, pursuant to Policies DM1 and T2 of the Core Strategy.

30) No development hereby approved shall commence until the full detailed design of the hard and soft landscaping, boundary treatments and lighting adjacent to the Metrolink Boundary have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in strict accordance with the approved details and shall remain as such while the development is occupied.

Reason - In the interests of protecting the Metrolink system, pursuant to Policies DM1 and T2 of the Core Strategy.

31) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.
b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.
(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

32) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Policies SP1, H1 and DM1 of the Core Strategy and to ensure the permanent retention of the accommodation for normal residential purposes.

33) Prior to the commencement of the development hereby approved, a scheme for providing a safe route for pedestrians around the new and existing car parks shall be submitted to and approved in writing with the Local Planning Authority. The development shall then be constructed in accordance with the approved details and retained as such as long as the development is occupied.

Reason - In the interests of highway and pedestrian safety, in order to comply with Policy DM1 and T2 of the Core Strategy.

## Informatives

This permission does not grant approval under Building Regulations.

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: 13 August 2014

Signed: 

Julie Roscoe
Head 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, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

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 of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 his 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

## Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

MANCHESTER CITY COUNCIL

# Planning Division

# Growth & Neighbourhoods Directorate

# Officer Report for Delegated Application

| | |
|---|---|
| **Application number:** | 106007/JO/2014/N2 |
| **Date of application:** | 26 June 2014 |
| **Proposal:** | Variation of condition 3 of planning permission 100991/OO/2012/N2 relating to the provision of 10 car parking spaces. |
| **Location:** | Milliners Wharf Phase 2 , Pollard Street / Munday Street, Bradford, Manchester, M4 7BD |
| **Ward(s):** | Bradford Ward |
| **Applicant:** | , Victoria Mills Developments Ltd, C/o Agent |
| **Agent:** | Miss Nikki Sills , Zerum Consult Ltd 4 Jordan Street, Manchester, M15 4PY |
| **Case officer:** | Ian Jarvis<br>Tel: 0161 234 4079<br>Fax: 0161 274 0046<br>Email: i.jarvis@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 12 August 2014 |

**1. Application detail**

**Type of application:** Variation or Removal of Condition

**Development Type:** Minor Other

**Date of Site Visit:**

**Standard Consultations:**
Printed: 2 July 2014 Expired: 23 July 2014

**Neighbour notifications:**
No neighbour notifications have been printed and sent.

**Site Notice:**
Posted: Expired:
**Reason(s) for notice:** Other Development of Public Interest

**Press Advert:**
No press advert has been produced and published.

**Departure from Development Plan:** No

**Environmental Impact Assessment:** Not required

**2. Description of site/building**

**Listed Building:** Not applicable

**Conservation Area:**

**Tree Preservation Order:**

This application relates to part of a site which has an outline planning permission (100991/OO/2012/N2 - Approved February 2014) for development comprising 1 no. 8 storey block and 1 no 9 storey block to form 144 residential apartments with associated access, car parking and landscaping with all matters to be considered: and outline permission for a detached building to form an A1 Retail Unit (316sqm) with all matters reserved.

This permission was subject to conditions which included the following:

3. The development hereby approved for the retail unit site as identified on drawing reference (20)400RevC, date stamped as received by the local planning authority on the 10th May 2013 shall not exceed the following parameters:
- Retail floor area maximum of 355 m2 in gross external area
- Maximum height of 7 metres in a single storey building from finished floor level to top of roof
- Maximum of 9 car parking spaces

A subsequent Reserved Matters permission has been granted for the retail unit in May 2014 (105147/MO/2014/N2). At that time the applicant was seeking 10 car parking spaces but as the above condition allowed a maximum of 9 spaces the car parking layout had to

be conditioned, for future approval. The applicant is therefore now seeking to vary the above condition, to vary the final parameter so that 10 car parking spaces can be created within the development site.

The proposal has been advertised on site as development in the public interest.

**5. Consultations & notifications**

Local residents/adjoining occupiers - No comments received.

Head of Engineering Services - No objections.

East Manchester Regeneration - No comments received.

**6. Issues**

National Planning Policy Framework - Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and

An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed
guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated within the Manchester Unitary Development Plan (adopted 1995).

Increase to 10 car parking spaces - The change proposed still creates a car parking area which works effectively with easy access to all spaces, 2 spaces for a disabled person and landscaping areas provided. It is not considered that one additional space would significantly affect movements to/from the site and the Head of Engineering has no objections to the proposal. It is therefore considered acceptable for 10 spaces to be provided instead of the 9 previously indicated.

**7. Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**8. Recommendation Approve**

**Article 31 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.

**Conditions to be attached to the decision**

1) a) The development of the retail site 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.

b) The development of Buildings A and B and the surrounding land as identified on drawing reference (20)400RevC, date stamped as received by the local planning authority on the 10th May 2013, must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the access, appearance, landscaping, layout, and scale of the building (hereinafter called "the Reserved Matters") of the development of the retail unit site as identified on drawing reference (20)400RevC date stamped as received by the local planning authority on the 10th May 2013, and (where relevant) other matters as are required under condition numbered 3 to 32 inclusive shall be obtained from the local planning authority in writing before any development is commenced on the retail unit site.

Plans and particulars of the Reserved Matters shall be submitted in writing to the local planning authority and shall be carried out as approved in writing by the local planning authority.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, and to ensure that the conditions attached to the consent are complied

with for each Phase or Part Phase related to the implementation to which they are relevant.

3) The development hereby approved for the retail unit site as identified on drawing reference (20)300RevJ, date stamped as received by the local planning authority on 25 June 2014 shall not exceed the following parameters:
- Retail floor area maximum of 355 m2 in gross external area
- Maximum height of 7 metres in a single storey building from finished floor level to top of roof
- Maximum of 10 car parking spaces

Reason - To ensure the development does not exceed the parameters disclosed in the planning application.

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

The Supporting Planning Statement, the Crime Impact Statement, the Bett Associates Desk Study Report, the retail statement completed by ID Planning, the Bett Associates Flood Risk Assessment, the Ecological Assessment completed by RSK Environmental Ltd and the Transport Assessment, stamped as received by the Local Planning Authority on the 20th November 2013, the application form, the Design and Access Statement - Addendum, the accommodation schedules for Buildings A and B, the Cleaning and Maintenance Strategy Report, the Code for Sustainable Homes Pre-Assessment, the Pre-Assessment Part L1A (2010) Compliance Report, the drawings numbered (20)402RevE, (20)410RevA, (20)110RevE, (20)111RevD, (20)112RevE, (20)113RevF, (20)210RevE, (20)211RevE, (20)212RevF, (20)213RevE, (20)100RevE, (20)101RevE, (20)102RevC, (20)103RevC, (20)104RevC, (20)105RevG, (20)106RevG, (20)107RevD, (20)108RevB, (20)200RevE, (20)201RevF, (20)202RevC, (20)203RevC, (20)204RevC, (20)205RevG, (20)206RevG, (20)207RevD, (20)208RevB, (20)209, stamped as received by the Local Planning Authority on the 10th May 2013, the amended plan numbered (20)401RevI, the massing views document and the Sun Path Study, received by the Local Planning Authority by email on the 23rd May 2013.
Drawing reference (20)300RevJ, date stamped as received by the local planning authority on 25 June 2014

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC5, H1, H2, H4, C9, T2, EN1, EN6, EN14, EN18 and DM1 of the Core Strategy, saved policies DC7, DC20 and DC26 of the Unitary Development Plan for the City of Manchester and the guidance outlined within the National Planning Policy Framework document and the Guide to Development in Manchester SPD and Planning Guidance (2007).

5) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed in accordance with these approval details.

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.

6) Notwithstanding the approved plans, no development shall commence until a fully detailed hard and soft landscaping treatment scheme for the site and the proposed sky garden has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are 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.

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.

7) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to any part of the site or the buildings hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policy DM1 and T2 of the Core Strategy.

8) Prior to the commencement of the development hereby approved, a Car Park Management Strategy shall be submitted to in writing and approved in writing by the Local Planning Authority, which would include details of the role of a concierge in terms of controlling access, parking and deliveries, the control over delivery times, the regulation of when large removal vans can access the site, and details/plans of where delivery vans can park within the site and where they are restricted. The development shall then be constructed and operated in accordance with this management strategy as long as the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied and in the interests of highway and pedestrian safety in order to comply with Policy DM1 and T2 of the Core Strategy

9) Prior to the first occupation of the development hereby approved, the provision of space and facilities for bicycle parking at the development shall be completed and made available in accordance with the details within the Design and Access Statement and as shown on the Ground Floor Plan numbered (20)401Revl, stamped as received by the Local Planning Authority on the 10th May 2013. Prior to the installation of the facilities outlined within this strategy within each phase on site, elevations/specification details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10) Deliveries, servicing and collections, including waste collections for the commercial premises hereby approved shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, 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.

11) The retail premises hereby approved shall not be open outside the following hours:-

Monday to Friday - 06:00 to 23:00
Saturdays - 06:00 to 23:00
Sundays - 07:00 to 23:00

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.

12) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Pollard Street, the Metrolink, the service road and nearby industrial uses shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied and shall remain in perpetuity for as long as the building is operational.

Reason - To secure a reduction in noise from Pollard Street, the Metrolink, the service road and nearby industrial uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) Before the retail building hereby approved is first occupied it shall be insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the property. The development shall then be constructed in accordance with this approved scheme as long as the building is operational.

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

14) Before first occupation of the retail development hereby approved, any externally mounted ancillary equipment shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The development shall then be completed in accordance with this approved scheme as long as the building is operational.

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

15) The development of the residential scheme hereby approved shall not commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the residential accommodation has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is occupied.

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

16) The development of the retail scheme hereby approved shall not commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse for the retail unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is occupied.

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

17) A site strategy for the facilities for keeping roads clear of mud and debris shall be submitted to and approved in writing by the City Council as local planning authority prior to the development of each phase commencing. The approved facilities shall be retained on site during the construction period and shall be positioned to allow use throughout each phase of construction.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to policies SP1 and DM1 of the Core Strategy.

18) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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 policies DM1 and EN18 of the Core Strategy.

19) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used 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 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

20) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

21) The retail unit development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

22) No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken and a report submitted in accordance with a Written Scheme of Investigation (WSI) approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
- desk-based archaeological study
- targeted archaeological evaluation trenching
- targeted open-area excavation and recording(informed by te evaluation)
2. A programme for assessment to include:
- analysis of the site investigation records and finds

- post fieldwork production of a final report on the significance of the archaeological and historical interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation to include:
- a bound hardcopy and digital copy of the final assessment report with the Historic Environment Record
- (dependent upon the investigation results) a volume in the series 'Greater Manchester's Past Revealed'.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In order to record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible in order to comply with saved Policy DC20 of the Unitary Development Plan for the City of Manchester.

23) Prior to the commencement of any works on site, a survey for breeding birds should be undertaken by a suitably qualified ecologist, shall be completed and submitted in writing and approved in writing by the Local Planning Authority. Should any breeding birds be found an appropriate mitigation scheme should be submitted to and be agreed by the Local Planning Authority and then be implemented in full.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy

24) Prior to the commencement of any works on site, full details of ecological enhancement measures for the site should be submitted to and be agreed in writing by the Local Planning Authority. The development shall then be completed in accordance with these approved details and retailed as such while the development is occupied.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

25) Notwithstanding the approved plans and documents, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) Prior to commencement of development, full details of a surface water drainage scheme, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details before the scheme is completed, and maintained thereafter.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity by ensuring the satisfactory storage of/disposal of surface water from the site, pursuant to policy EN14 and DM1 of the Core Strategy.

27) A fully detailed Residential Travel Plan, with the objective of reducing car borne journeys; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented shall be submitted to and approved in writing by the City Council as local planning authority within 12 months of the first occupation of the development hereby approved. For so long as the site is occupied or in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In accordance with the provisions contained within policies SP1, T1, T2 and DM1 of the Core Strategy.

28) The details of a 24 hour emergency telephone contact number for the site contractor shall be displayed in publicly accessible locations across the site and shall remain so displayed during the construction period.

Reason - In the interests of local amenity, pursuant to policy SP1 and DM1 of the Core Strategy.

29) No development shall be commenced on site, including any site clearance and preparation works, until a Construction Management Plan with detailed method statements of construction and risk assessments, including agreed safe methods of working adjacent to the Metrolink Hazard Zone, the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, the storage of plant and materials used in constructing the development, the construction and demolition methods to be used (including the use of a crane), the erection of any security hoardings, measures to control the emission of dust and dirt during construction, a scheme for recycling/disposing of waste resulting from the construction work and the protection of Metrolink services and equipment, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in strict accordance with the approved Construction Management Plan throughout the entire development process.

Reason - In the interests of protecting the Metrolink system, pursuant to Policies DM1 and T2 of the Core Strategy.

30) No development hereby approved shall commence until the full detailed design of the hard and soft landscaping, boundary treatments and lighting adjacent to the Metrolink Boundary have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in strict accordance with the approved details and shall remain as such while the development is occupied.

Reason - In the interests of protecting the Metrolink system, pursuant to Policies DM1 and T2 of the Core Strategy.

31) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.
b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.
(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

32) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Policies SP1, H1 and DM1 of the Core Strategy and to ensure the permanent retention of the accommodation for normal residential purposes.

33) Prior to the commencement of the development hereby approved, a scheme for providing a safe route for pedestrians around the new and existing car parks shall be submitted to and approved in writing with the Local Planning Authority. The development shall then be constructed in accordance with the approved details and retained as such as long as the development is occupied.

Reason - In the interests of highway and pedestrian safety, in order to comply with Policy DM1 and T2 of the Core Strategy.

**Appendix 1 – List of consultees & neighbours notified of application**

Highway Services
East Manchester Regeneration

**Appendix 2 – Planning constraints identified**

All buildings, structures,erections and works exceeding 90m
Consult National Coal Board
Consult British Waterways

**Appendix 3 – Monitoring information recorded**
No monitoring information recorded


only 5% Deposit
and 20%
interest free
equity loan


only 5% Deposit
and 20%
interest free
equity loan




HELP IS AT HAND
only 5%
and 20
interest
equity l

## Highways Development Management

**To:** Ian Jarvis

**From:** [redacted]

**Date:** 25 July 2014

**Re: 106007/JO/2014/N2**
**Variation of condition 3 of planning permission 100991/OO/2012/N2 relating to the provision of 10 car parking spaces.**

We have reviewed the above application in relation to highways and our comments are as follows:

The proposals are acceptable in principle.

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Highways Reference: 02430/VAR/2014

MANCHESTER CITY COUNCIL

# Confirmation of neighbour notifications, consultation letters, site notice and adverts for application 106007/JO/2014/N2

## Standard Consults

**Date Printed:** 2 July 2014 **Date of Expiry:** 23 July 2014

## Neighbour notifications

**No neighbour notifications have been printed and sent.**

## Site Notice

**Date Printed:** 2 July 2014
**Date Posted:** **Date of Expiry:**

## Press Advert

**No press advert has been produced and published.**

MANCHESTER CITY COUNCIL

## Town & Country Planning (Development Management Procedure) (England) Order 2010

## Notice under Article 13(4) or (5) of application for planning permission

PLEASE TAKE NOTE that an application has been submitted by Victoria Mills Developments Ltd for planning permission for determination by Manchester City Council.

The application, plans, and other documents may be viewed and commented upon by members of the public via the Council's website at www.manchester.gov.uk/planning/publicaccess or by using the online system at any library during all reasonable hours until 21 days after the date of this notice.

Any persons wishing to make representations about the proposals must do so either using the online service or in writing to the Head of Planning, Building Control & Licensing at the following address: Planning, Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA within 21 days of the date of this notice quoting the application number.

**Reason(s) for advertisement:** Other Development of Public Interest

**Application Number:** 106007/JO/2014/N2

**Proposal:** Variation of condition 3 of planning permission 100991/OO/2012/N2 relating to the provision of 10 car parking spaces.

**Location:** Milliners Wharf Phase 2
Pollard Street / Munday Street
Bradford
Manchester
M4 7BD

**Listed Building:**

**Conservation Area:**

Julie Roscoe
Head of Planning, Building Control & Licensing

Date:

VALID.

# NEW PLANNING APPLICATION PROFORMA

106007/JO/2014

**Application Reference:** 106007/JO/2014 N2

**Planning Portal Reference:** PP-03467657

**Site Address:** Milliners Wharf Phase 2 , Pollard Street/Munday Street, Bradford, Manchester, M4 7BD

No contam
No comm
No flood

**Date Received:** 16 June 2014

**REGISTER ?** YES ☑ NO ☐

**From which date is the application valid?** 25/6/14

**Please ensure you have completed the EIA questions within Uniform**

## Title/Description – any changes required?

The approved Reserved Matters application (App No 105147/MO/2014/N2) illustrates that 10 car parking spaces can be achieved on site safely and with no objection from the Council's Highways Section. Condition No. 3 of the Outline consent referred to a maximum of 9 car parking spaces. However, the approved RM plan now shows 10 spaces. This application seeks to vary Condition No. 3 to state that a maximum of 10 car parking spaces could be provided. - This application seeks to vary Condition No. 3 of Outline Permission 100991/00/2012/N2 to state that a maximum of 10 car parking spaces could be provided.

See uniform.

## Further Information Required

**Consults Identified ?** YES ☑ NO ☐ (see separate sheet)

**Date to Team**

**Date Returned to TST** 23/24/6/14 26/27/6/14

**Case Officer** I. Jarvis

## FOR TST USE ONLY

**Action Needed:** See email 26/6/14

**MANCHESTER CITY COUNCIL AREA TEAM**
**CONSULTATIONS OF PLANNING APPLICATION**

**Location:** Milliners Wharf Phase 2 **Application No:** 106007/JO/2014

**Advertising: YES** (NO) Sent ..... Adv ..... Exp ..... **Site Notice:** (YES) **NO**

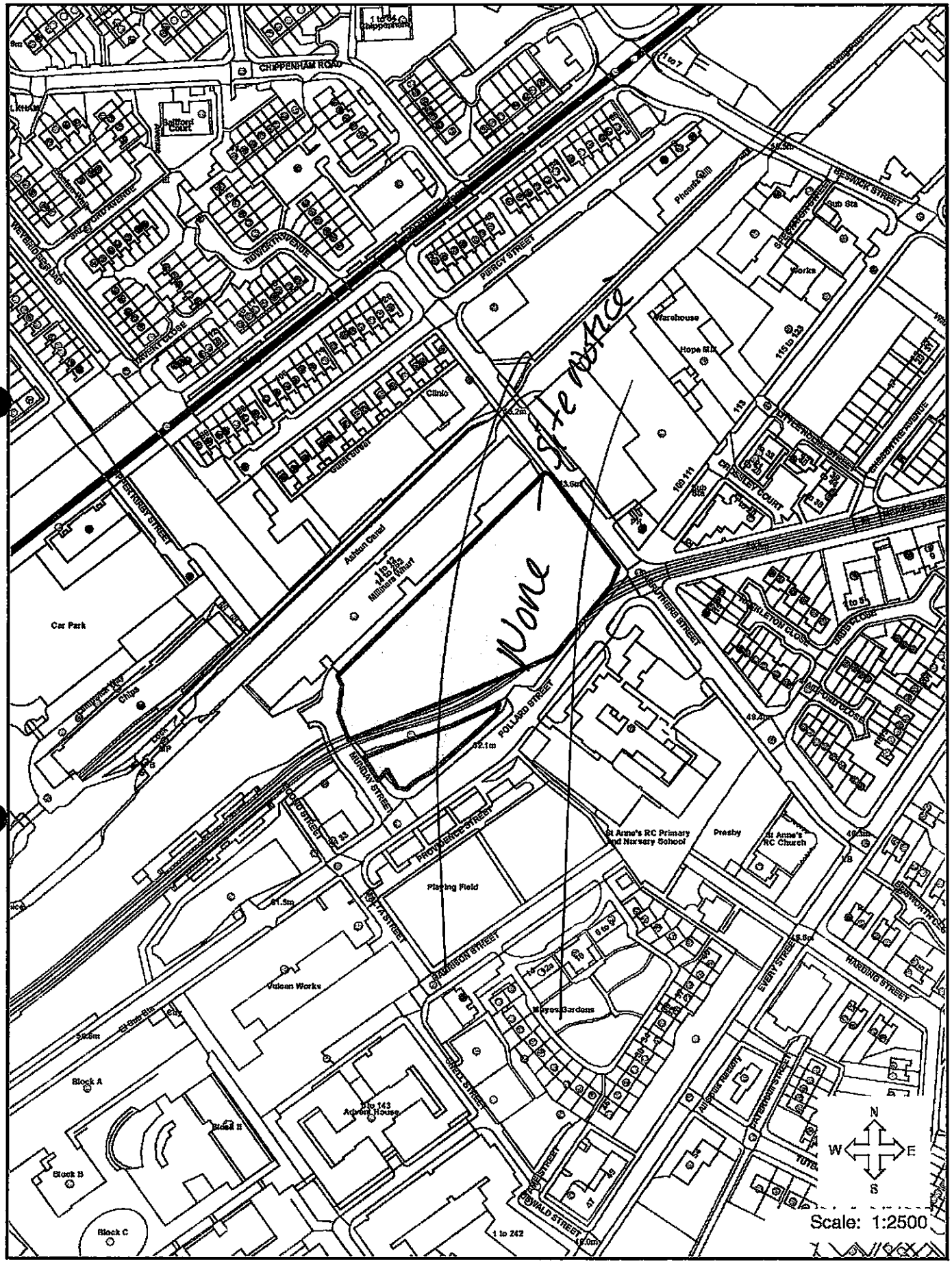
**Code:** CAA CON DEP ENV LBA LBC LBD LPA MAJ (PI (Public Interest)) RTW

| Consultee | Code | ✓ | Consultee | Code | ✓ |
|---|---|---|---|---|---|
| **Internal Consultees (I)** | | | | | |
| Highway Services | IHGHSV | ✓ | Housing Strategy | IHSTRT | |
| Environmental Health | IENVH | | Refuse / Sustainability | IREFS | |
| Neighbourhood Serv–Trees | ITREE | | Travel Change Team | ITRANS | |
| Corporate Property | ICPROP | | Ward Councillors | ICLLRS | |
| Regeneration Team | (select) | | **City** (ICITYR) | (**East** (INEM)) | |
| | | | **North** (INMR) | **South- South SRF Area** (ISMR) | |
| | | | **South – Central SRF Area** (ISMRC) | **Wythenshawe** (IWRT) | |
| Other Internal (please select) | | | | | |
| **Statutory Consultees (S)** | | | | | |
| Greater Manchester Police | SGMP | | United Utilities | SUU | |
| English Heritage | SEHNW | | Canal & River Trust | SWATCA | |
| Environment Agency | SENV | | **Big Six** (20th Century Society, Ancient Monuments Society, Georgian Group, Victorian Society, Society for the Protection of Ancient Buildings, Council for British Archeaology) | S20CS<br>SAMS<br>SCBA<br>SGRGN<br>SSPAB<br>SVIC | |
| Transport for Greater M/cr | STFGM | | | | |
| Greater Manchester Archaeological Advisory Service | SGMAU | | | | |
| Other Statutory (please select) | | | | | |
| **Interested Parties (P)** | | | | | |
| GM Ecology | P0ECOL | | Wildlife Trust | P0LWT | |
| Greater Manchester Pedestrians Society | P0PEDE | | Greater Manchester Geological Unit | P0GEO | |
| Civic Societies (please select) | | | | | |
| Other Interested Parties (please select) | | | | | |
| **Residents Groups / Associations (R)** | | | | | |
| Please select | | | | | |
| **Government Departments / Bodies (G)** | | | | | |
| Network Rail | GRAIL | | Sport England (NW Region) | GSPORT | |
| National Planning Casework Unit | GNPCU | | Central Manchester University Hospitals NHS Foundation Trust | GNHST | |
| Other Government (please select) | | | | | |
| **Local Authorities (L)** | | | | | |
| Please select | | | | | |
| **MPs & Ringway Parish** | | | | | |
| Please Select | | | | | |

| Tasks | | | | | TST Officer | Date |
|---|---|---|---|---|---|---|
| Neighbours Consults Completed | **Yes** | | **Not Required** | | | |
| Statutory Consults Completed | **Yes** | | **Not Required** | | Planner | Date |
| Advert Completed | **Yes** | | **Not Required** | | | |

Julie Roscoe
Head of Planning, Building Control & Licensing

MANCHESTER CITY COUNCIL




© Crown copyright and database rights 2012. Ordnance Survey 100019568

Date plan produced: 23-Jun-14

16th June 2014

zerum
smart thinking.

[redacted]

Ian Jarvis
Development Management North
Planning
**Manchester City Council**
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

Dear Ian

**MILLINERS WHARF PHASE 2, MUNDAY STREET, MANCHESTER M4 7BD**
**APPLICATION TO VARY CONDITION NO 3 OF APP NO. 100991/00/2012/N2**

This letter accompanies an application to vary Condition No. 3 of App. No. 100991/00/2012/N2.

Condition No. 3 states that:

> *'The development hereby approved for the retail unit site as identified on drawing reference (20)400RevC, date stamped as received by the local planning authority on the 10th May 2013 shall not exceed the following parameters:*
>
> - *Retail floor area maximum of 355 m2 in gross external area*
> - *Maximum height of 7 metres in a single storey building from finished floor level to top of roof*
> - *Maximum of 9 car parking spaces'*

Further to the original Outline consent a Reserved Matters (RM) Application was submitted and approved (App No 105147/MO/2014/N2). The car parking layout submitted with the RM application illustrated that 10 car parking spaces could be achieved on site safely and with the support of the Council's Highways Section. However, the original consent still references 9 car parking spaces. To allow Condition No. 2 of the RM application to be discharge we are formally applying to vary Condition No.3 to allow a maximum of 10 car parking spaces. The application has been submitted online via the Planning Portal (PP-03467657).

A cheque for £195 to cover the application fee is also enclosed.

I trust the above meets with your approval and I look forward to acknowledgement of this formal request to vary Condition Nos. 3. Should you wish to discuss the proposal or have any additional queries please do not hesitate to contact me.

Kind regards

Yours sincerely

[redacted]

PLANNING AND BUILDING CONTROL
19 JUN 2014
166007

**Nikki Sills**
**Associate Director**

Encl.

MANCHESTER CITY COUNCIL

**Planning**
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

106007

16 JUN 2014
PLANNING & BUILDING CONTROL

# Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

## 1. Applicant Name, Address and Contact Details

Title: Mr | First name: | Surname:

Company name: Victoria Mills Developments Ltd

Street address: c/o Agent

Town/City:
County:
Country: United Kingdom
Postcode:

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | | |
| Mobile number: | | | |
| Fax number: | | | |

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

## 2. Agent Name, Address and Contact Details

Title: Miss | First Name: Nikki | Surname: Sills

Company name: Zerum Consult Ltd

Street address: 4 Jordan Street

Town/City: Manchester
County: Lancashire
Country: United Kingdom
Postcode: M15 4PY

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | [redacted] | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: [redacted]

## 3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Milliners Wharf Phase 2

Street address: Pollard Street/Munday Street

Town/City: Manchester

County:

Postcode: M4 7BD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 385573

Northing: 398384

Description:

## 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr | First name: Ian | Surname: Jarvis

Reference: Milliners Wharf

Date (DD/MM/YYYY): 12/06/2014 (Must be pre-application submission)

Details of the pre-application advice received:

A letter confirming this approach was sent from Derek Jones to Zerum on 12th June 2014.

## 5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

OUTLINE APPLICATION for development comprising 1 no. 8 storey block
and 1 no 9 storey block to form 144 residential apartments with associated access, car parking and landscaping with all matters to be considered: and OUTLINE APPLICATION for a detached building to form an A1 Retail Unit (316sqm) with all
matters reserved

Application reference number: 100991/OO/2012/N2 | Date of decision: 13/02/2014

Please state the condition number(s) to which this application relates:

Condition number(s):

3

Has the development already started? ( ) Yes (•) No

## 6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

The approved Reserved Matters application (App No 105147/MO/2014/N2) illustrates that 10 car parking spaces can be achieved on site safely and with no objection from the Council's Highways Section. Condition No. 3 of the Outline consent referred to a maximum of 9 car parking spaces. However, the approved RM plan now shows 10 spaces. This application seeks to vary Condition No. 3 to state that a maximum of 10 car parking spaces could be provided.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

This application seeks to vary Condition No. 3 of Outline Permission 100991/00/2012/N2 to state that a maximum of 10 car parking spaces could be provided.

## 7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

## 8. Certificates (Certificate B)

**Certificate of Ownership - Certificate B**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

| Owner/Agricultural Tenant | | | | | | Date notice served |
|---|---|---|---|---|---|---|
| Name | Manchester City Council Estates Dept. | | | | | 17/06/2014 |
| Number: | | Suffix: | | House name: | | |
| Street: | Town Hall | | | | | |
| Locality: | Albert Square | | | | | |
| Town: | Manchester | | | | | |
| Postcode: | M60 2LA | | | | | |
| Name | Metrolink RATP Dev Ltd | | | | | 17/06/2014 |
| Number: | | Suffix: | | House name: | | |
| Street: | Metrolink House | | | | | |
| Locality: | Queens Road | | | | | |
| Town: | Manchester | | | | | |
| Postcode: | M8 0RY | | | | | |

Title: Miss First name: Nikki Surname: Sills

Person role: Agent Declaration date: 16/06/2014 ☒ Declaration made

## 9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 16/06/2014

16th June 2014

Ian Jarvis
Development Management North
Planning
**Manchester City Council**
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

PLANNING AND BUILDING CONTROL
16 JUN 2014

zerum
smart thinking.

Zerum Consult
4 Jordan Street
Manchester
M15 4PY

0161 667 0990
www.zerum.co.uk

Dear Ian

**MILLINERS WHARF PHASE 2, MUNDAY STREET, MANCHESTER M4 7BD**
**APPLICATION TO VARY CONDITION NO 3 OF APP NO. 100991/00/2012/N2**

This letter accompanies an application to vary Condition No. 3 of App. No. 100991/00/2012/N2.

Condition No. 3 states that:

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A cheque for £195 to cover the application fee is also enclosed.

I trust the above meets with your approval and I look forward to acknowledgement of this formal request to vary Condition Nos. 3. Should you wish to discuss the proposal or have any additional queries please do not hesitate to contact me.

Kind regards

Yours sincerely

[redacted]

**Nikki Sills**
**Associate Director**

Encl.

<support@planningportal .gov.uk>
16/06/2014 15:03

To [redacted]
cc
bcc

Subject UNI-form Planning Portal Connector: New UNI-form DC Application created (UNI-form Ref: 106007/JO/2014)

A new UNI-form Planning Application has been created by the Planning Portal Connector.

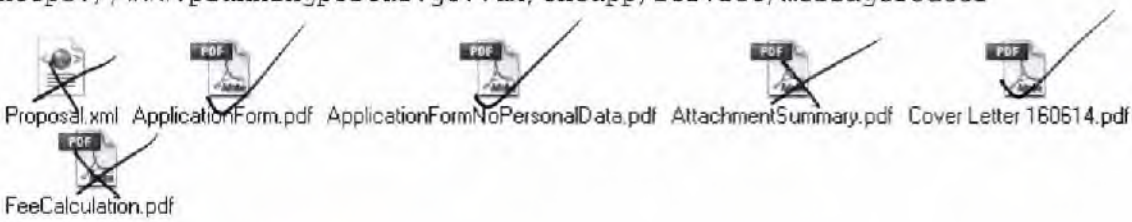
The files returned by the Planning Portal for this application have been attached so they may be manually added to your document management system.

Portal Proposal Reference Number: PP-03467657
UNI-form Reference Number: 106007/JO/2014
Application Proposal: The approved Reserved Matters application (App No 105147/MO/2014/N2) illustrates that 10 car parking spaces can be achieved on site safely and with no objection from the Council's Highways Section. Condition No. 3 of the Outline consent referred to a maximum of 9 car parking spaces. However, the approved RM plan now shows 10 spaces. This application seeks to vary Condition No. 3 to state that a maximum of 10 car parking spaces could be provided. - This application seeks to vary Condition No. 3 of Outline Permission 100991/00/2012/N2 to state that a maximum of 10 car parking spaces could be provided.
Address: Milliners Wharf Phase 2 Pollard Street/Munday Street Manchester M4 7BD
When Created: 16/06/2014 00:00:00
No DC Application could be found for the provided PreApp reference :- Milliners Wharf

Message sent from host name MCC001M121 by user SYSTEM at 16/06/2014 15:03:13.

You have been sent this message because your address is defined as a contact address in the UNI-form Planning Portal Connector configuration. Contact your UNI-form systems administrator is you no longer wish to receive this message.

Connector is using the Planning Portal web service at the URI: https://www.planningportal.gov.uk/oneapp/servlet/messagerouter




Printed + uploaded
16 JUN 2014
PLANNING AND BUILDING CONTROL

zerum
smart thinking.

16th June 2014

[redacted]

Estates Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION MILLINERS WHARF PHASE 2, MUNDAY STREET, MANCHESTER M4 7BD APPLICATION TO VARY CONDITION NO 3 OF APP NO. 100991/00/2012/N2**

We are required to serve notice upon any 'owners' that Victoria Mills Developments Ltd is applying to Manchester Council for the above variation of condition. Whilst not strictly an 'owner' we have served this notice on you for completeness. Attached is the appropriate form giving that notice and we would ask that any queries or representations be directed to:

PLANNING AND BUILDING CONTROL
20 JUN 2014
106007

Manchester City Council
Planning
PO BOX 532
Town Hall
Manchester
M60 2LA

Full details of the proposals can be found at the Council Offices, however, should you have any queries please do not hesitate to contact me.

Kind regards

Yours sincerely

[redacted]

**Nikki Sills**
**Associate Director**

encs

# Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

**(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)**

## Proposed development at:

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | MILLINERS WHARF PHASE 2 |
| **Street** | MUNDAY STREET |
| **Locality** | OFF POLLARD STREET |
| **Town** | |
| **County** | |
| **Postal town** | MANCHESTER |
| **Postcode** | M4 7DB |

## Take notice that application is being made by:

| | | | | |
|---|---|---|---|---|
| **Organisation name** | VICTORIA MILLS DEVELOPMENT LTD | | | |
| **Applicant name** | **Title** | | **Forename** | |
| | **Surname** | | | |

## For planning permission to:

**Description of proposed development**

APPLICATION TO VARY CONDITION NO. 3 OF APP NO 100991/00/2012/N2

| | |
|---|---|
| **Local Planning Authority to whom the application is being submitted:** | MANCHESTER CITY COUNCIL |
| **Local Planning Authority address:** | PLANNING<br>PO BOX 532<br>TOWN HALL<br>MANCHESTER M60 2LA |

**Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.**

## Signatory:

| | | | | |
|---|---|---|---|---|
| **Signatory** | **Title** | MISS | **Forename** | NIKKI |
| | **Surname** | SILLS | | |
| **Signature** | [redacted] | | | |
| **Date (dd-mm-yyyy)** | 16-06-2014 | | | |

**Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.**

**Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.**

**'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.**
**'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.**

**Once completed this form needs to be served on the owner(s) or tenant(s)** Print Form

Planning TST /mcc
Sent by: Jackie Armstrong/Chief.Executives/MCC

25/06/2014 11:40

To [redacted]
cc
bcc
Subject Fw: Invalid letter for application 106007/JO/2014

match and upload please
Thanks

Technical Support Team, Planning
Planning, Building Control & Licensing
Growth & Neighbourhoods

[redacted]

Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension

Please consider the environment before printing an e-mail.
----- Forwarded by Jackie Armstrong/Chief.Executives/MCC on 25/06/2014 11:39 -----



[redacted]
25/06/2014 10:50

Subj [redacted]

As requested please find attached the layout plan for the car park.

Kind regards

Nikki

Nikki Sills
Associate Director
MA (Hons) MSc MRTPI

Zerum Consult

4 Jordan Street
Manchester
M15 4PY
[redacted]

This email is intended for the named recipient(s) only. Information in this email is privileged, confidential, subject to copyright and may contain personal information. If you have received this message in error, please notify the sender immediately and destroy the email. Whilst all efforts are made to safeguard emails, Zerum Consult cannot guarantee that attachments are virus free or compatible with the recipient's sysems and as such does not accept liability in respect of viruses or any computer problems experienced.

-----Original Message-----
[redacted]
Sent: 25 June 2014 08:30
To: Nikki Sills
Subject: Invalid letter for application 106007/JO/2014

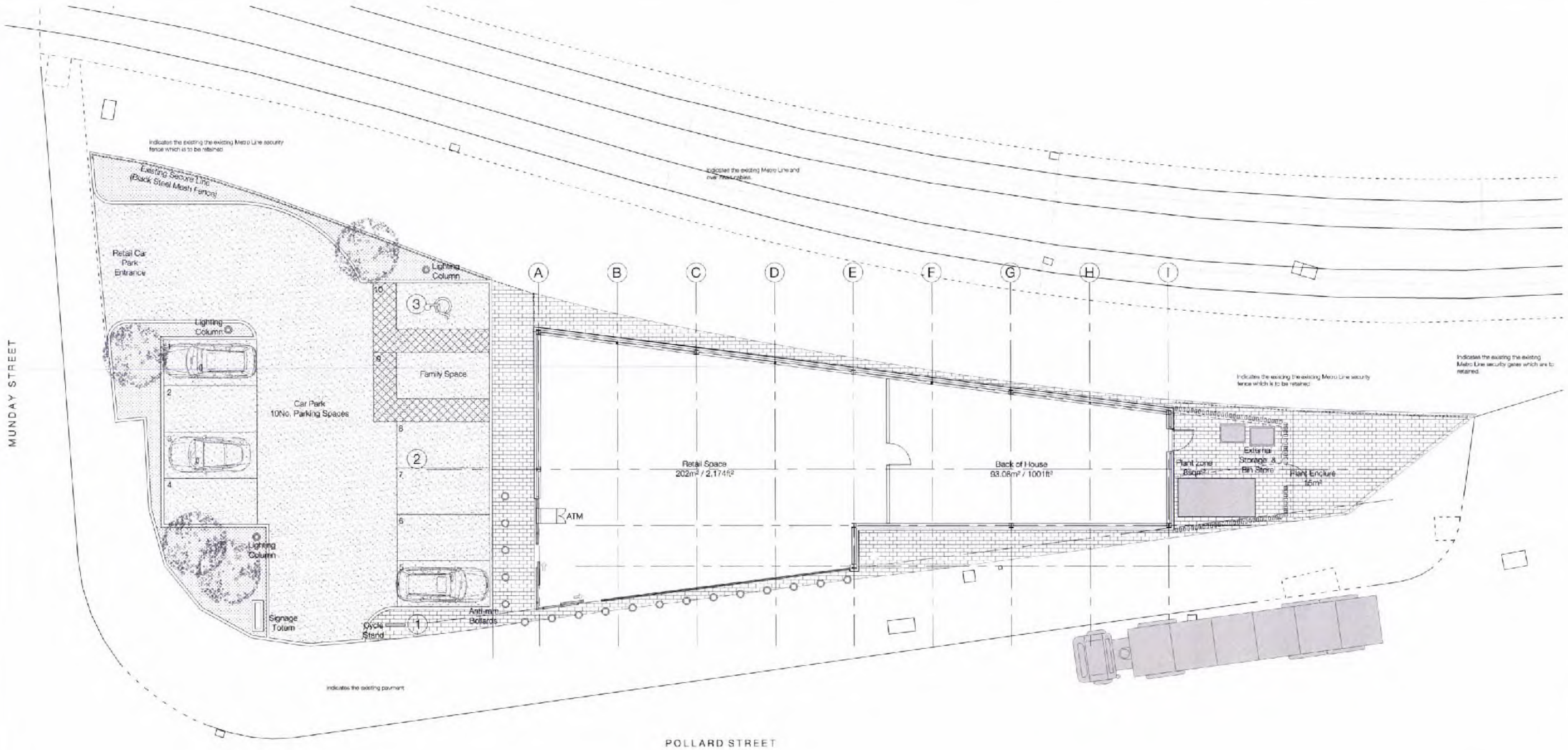
Please find attached the invalid letter for your recent application under reference 106007/JO/2014.

Regards,
Sue Killeen
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

**********
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at http://www.manchester.gov.uk/emaildisclaimer.
This footnote also confirms that this email message has been swept for the presence of computer viruses.
Please contact internet.administrators@manchester.gov.uk with any queries.

**********


(20) 300 revJ.pdf

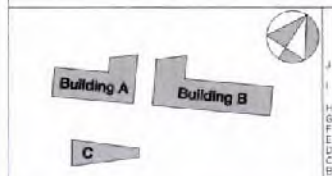



# 300 Building C - Ground Floor

Scale - 1:100

PLANNING AND BUILDING CONTROL

25 JUN 2014




Location Plan

| Rev. | Des. | By | Date | Ch. |
|---|---|---|---|---|
| J | Car park layout updated to suit requirement of highways. | RPH | 10.04.14 | REC |
| I | General Update in accord with Co-co comments. | sjn | 27.03.14 | |
| H | ATM cupboard omitted. | sjn | 18.02.14 | |
| G | General Update | RPH | 17.02.14 | REC |
| F | General Update | SAB | 05.02.14 | REC |
| E | General Update | SAB | 22.01.14 | REC |
| D | Windows omitted. | SAB | 14.10.12 | REC |
| C | Store & access door moved. Planning Status. | SAB | 28.09.12 | REC |
| B | General Update - Car Park, Structural Grid & External Store | SAB | 24.09.12 | REC |
| A | General Update | SAB | 18.09.12 | REC |

0 1 2 3 4 5m

Scale 1:100

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. CJCT Limited Copyright.

Project: MILLINERS WHARF MANCHESTER

Job No: 12035

Title: BUILDING C - FLOOR PLANS GROUND FLOOR

Scale: 1:100 @ A1

Drawn By: SAB

Date: AUGUST 2012

Checked By: NGF

Drawing No: (20) 300

Revision: J


cjct
careyjones
chapmantaylor

Victoria House, Southampton Row
Bloomsbury, London WC1B 4EA
Tel +44 (0)20 7269 9400
Fax +44 (0)20 7269 9401
www.cjctstudios.com

Rose Wharf, East Street
Leeds LS2 8EE
Tel +44 (0)113 224 6000
Fax +44 (0)113 224 6001
info@cjctstudios.com


PLANNING

SITE VISIT NOTES :

DATE. .....

APPLICATION NUMBER :

ADDRESS :

NEIGHBOUR CONSULTATIONS CARRIED OUT CORRECTLY?

VISUAL AMENITY/IMPACT ON CHARACTER OF AREA

RESIDENTIAL AMENITY (OVERLOOKING/LOSS OF LIGHT ETC)

LOSS OF TREES/IMPACT ON LANDSCAPING

CRIME AND SAFETY

CAR PARKING/ACCESS

DISABLED ACCESS

ANY OTHER ISSUES

CHECKLIST

To be completed before sign off

PRE-APPLICATION DISCUSSION: ☐

1. TREES ☐

Number of existing trees: ☐

Trees to be removed: ☐

Number of replacement trees: ☐

2. SUSTAINABILITY ☐

Bream rating: ☐

Will Secure by Design be achieved ☐

3. ACCESS ☐

Df2 compliant: ☐

Access issue addressed: ☐

4. DESIGN ☐

Architectural changes: ☐

Urban Design changes: ☐

5. NEGOTIATION (Tick area improvements made)

| | | | | | |
|---|---|---|---|---|---|
| 1. Access | ☐ | 2. Landscaping | ☐ | 3. Sustainability | ☐ |
| 4. Security | ☐ | 5. Amenity | ☐ | 6. Other (Please specify) | ☐ |

6. ENFORCEMENT Issue: ☐

Please complete Enforcement pro forma and pass to Enforcement Team (Retain copy for file)

Signature..... Date.....

ProForma – HOUSEHOLDER + MINOR

CONDITION:

Case Officer:

Date request received:

Target date:

Consultation: Date:

Response Received:

Response Issued:

# RECORD OF CONDITION DISCHARGE

PLANNING REFERENCE NO: _____

OFFICER: _____

| | CONDITION | Date Information Recieved | Date Discharged |
|---|---|---|---|
| 1 | | | |
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| 19 | | | |
| 20 | | | |

COPIES TO ENFORCEMENT TEAM ☐ (Tick)

DATE: ..... .....