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

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Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Allied London Fire Station Limited C/o Agent	Mrs Deborah Baker Barnett Zerum 4 Jordan Street Manchester M15 4PY

Part 1 – Particulars of the application/development

Proposal: Application to vary Condition 2 (Specified Plans) to previously approved application 127818/JO/2020

Location: Former London Road Fire Station, 50 London Road, Manchester, M1 2PH

Date of application: 5 January 2022

Application number: 132634/JO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the listed building consent application. Appropriate conditions have been attached to the approval.

Condition(s) attached to this decision

1) The development must be begun not later than the 17 April 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

DRAWINGS:

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations
LRFS-PUR-01-ZZ-DR-A-2013 - Proposed London Road Courtyard Elevation

LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C
LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B
LRFS-PUR-01-ZZ-DR-A-1053 REV 21 - Basement Plan Downtakings & Alteration
LRFS-PUR-01-00-DR-A-1054 REV 21 - Ground Floor Plan Downtakings & Alterations
LRFS-PUR-01-01-DR-A-1055 REV 22- First Floor Plan Downtakings & Alterations
LRFS-PUR-01-02-DR-A-1056 REV 21- Second Floor Plan Downtakings & Alterations
LRFS-PUR-01-03-DR-A-1057 REV 21 - Third Floor Plan Downtakings & Alterations
240242-PUR-FS-A-1063 REV 2 - Minshull Street Downtakings and Alteration
LRFS-PUR-01-ZZ-DR-A-1064 - Whitworth St Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1065 - London Rd Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1066 - Fairfield St Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1067 REV 14 - Minshull St Courtyard Downtakings and Alterations
LRFS-PUR-01-00-DR-A-2003 REV 20 - Proposed Ground Floor Plan
LRFS-PUR-01-01-DR-A-2004 REV 25 - Proposed First Floor Plan
LRFS-PUR-01-02-DR-A-2005 REV 23 - Proposed Second Floor Plan
LRFS-PUR-01-03-DR-A-2006 REV 22- Proposed Third Floor Plan
LRFS-PUR-01-B1-DR-A-2002 REV 22 - Proposed Basement Plan
LRFS-PUR-01-RF-DR-A-2007 REV 17 - Proposed Roof Plan
LRFS-PUR-01-ZZ-DR-A-2008 REV 2 - Whitworth Street Elevation
LRFS-PUR-01-ZZ-DR-A-2009 REV I - London Road Elevation
LRFS-PUR-01-ZZ-DR-A-2010 REV I - Fairfield Street Elevation
LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation
LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan
LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule
LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan
2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations
2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan
2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan
2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation
2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation
2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section
240242-PUR-FS-A-2020 REV 2 - Basement Waste Access & Servicing Strategy
240242-PUR-FS-A-2021 REV 3 - Ground Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2022 REV 3 - First Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2023 REV 3 - Second Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2024 REV 3 - Third Floor Waste Access & Servicing Strategy
LRFS-PUR-01-ZZ-DR-A-1060 REV 2 - Whitworth Street Downtakings and Alteration
240242-PUR-FS-A-1061 REV 2 - Downtakings and Alteration
240242-PUR-FS-A-1062 REV I - Fairfield Street Downtakings and Alteration
LRFS-PUR-01-ZZ-DR-A-1063 REV 2 - Minshull Street Downtakings and Alteration
060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section
60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation
1968-ME06 P3 Updated Roof Drawing
1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout
1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout
1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout
1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout
1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout
1968-ME27 P01 Proposed Workspace Mechanical Servicing
1968-ME29 P02 Ground Floor Engine Restaurant Servicing
LRFS-PUR-01-ZZ-DR-A-2015 Rev 14 - Proposed Minshull Street Courtyard Elevation
LRFS-PUR-01-ZZ-DR-A-3100-07 Rev 7 - Existing Minshull St- South Detail Elevations
1

LRFS-PUR-01-ZZ-DR-A-3101 Rev 6 - Existing Minshull St- South Detail Elevations 2
LRFS-PUR-01-ZZ-DR-A-3102 Rev 06 - Existing Minshull St- South Detail Elevations 3
LRFS-PUR-01-ZZ-DR-A-3103 Rev 4 - Existing Minshull St- South Detail Elevations 4
LRFS-PUR-01-ZZ-DR-A-3104 Rev 5 - Existing Minshull St- South Detail Elevations 5
LRFS-PUR-01-ZZ-DR-A-3105 Rev 06 - Proposed Minshull St- South Detail Elevations 1
LRFS-PUR-01-ZZ-DR-A-3106 Rev 07 - Proposed Minshull St- South Detail Elevations 2
LRFS-PUR-01-ZZ-DR-A-3107 Rev 07 - Proposed Minshull St- South Detail Elevations 3
LRFS-PUR-01-ZZ-DR-A-3108 Rev 06 - Proposed Minshull St- South Detail Elevations 4
LRFS-PUR-01-ZZ-DR-A-3109 Rev 06 - Proposed Minshull St- South Detail Elevations 5
LRFS-PUR-01-ZZ-DR-A-4003 Rev 5 - Brick Details
LRFS-PUR-01-ZZ-DR-A-4004 Rev 5 - Parapet detail
LRFS-PUR-01-ZZ-DR-A-4008 Rev 2 - Coping details - Drill Tower
LRFS-PUR-01-ZZ-DR-A-4009 Rev 1 - Steel window profile
240242-PUR-01-01-DR-A-9030 Rev P01 Walkway at First Floor

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;
Design and Access Addendum prepared by Purcell;
Fixture and Fitting Strategy prepared by Levitt Bernstein;
Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;
Structural Report including plans prepared by Curtins;
Flood Risk Assessment prepared by Curtins;
Phase 1 Ground Conditions Survey prepared by Curtins;
Phase 2 Ground Investigation Report;
Heritage Significance Statement prepared by Heritage Architecture;
Heritage Impact Statement prepared by Heritage Architecture;
Tenant Design Guide prepared by OBI;
Archaeological Desk Based Assessment prepared by Salford Archaeology;
Ecological Survey prepared by Tyrer Partnership;
Transport Statement prepared by Vectos;
Framework Travel Plan version 5 prepared by Vectos;
Waste Management Strategy prepared by Vectos;
Acoustic Assessment prepared by Sandy Brown;
Energy Statement prepared by Crookes Walker Consulting;
M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;
Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;
Operations Management Plan prepared by Allied London and All Work & Social;
Coroners Court Document prepared by Allied London;
Essential Fabric Repairs Schedule prepared by Allied London;
Construction Management Plan prepared by Allied London;
Visual Survey Document prepared by Levitt Bernstein;
Conservation and Repair Methodologies and Addendum by SLHA;
LRFS Soft Strip Survey by SLHA;
Canopy Design Proposal;
Façade and Balustrade Options Study by Purcell;
Workplace Design Concept by Allied London;
Outline Construction Management and Phasing Statement Rev 3;
Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019

The agent's email of 7 February 2020 with regard to the additional cycle parking

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Condition 3 (Materials) as attached to works consented under listed building consent application 125714/LO/2019 was partially discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021 fully discharged under Discharge of Condition Application CDN/21/0308 on 23 September 2021.

4) Condition 4 (Balcony Supports) as attached to works consented under listed building consent application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

5) Condition 5 (Canopies) as attached to works consented under listed building consent application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

6) Prior to the commencement of works to the substation entrance design, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Full drawn information relating to scaled elevations, plans and sections shall be submitted as well as method statements for the works including how the terracotta will be dealt with and made good (if applicable). The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

7) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

8) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

a. signage
b. lighting
c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

9) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

10) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved commercial units commence, full details of the works proposed shall be submitted to and
approved in writing by the City Council as Local Planning Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

11) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the new landscaping within the site and the internal courtyard commence, full details of the proposed works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

12) Condition 12 (Internal Walls) as attached to works consented under Listed Building Consent Application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

13) Condition 13 (Ceiling Strategy) as attached to works consented under Listed Building Consent Application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0308 on 23 September 2021.

14) Within one month prior to construction work being completed and notwithstanding the details shown on/within the approved drawings and documents listed in Condition 2 of this approval or the information submitted under Partial Discharge of Condition Application CDN/20/0328 relating to the strip out works, full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan

15) Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 20 April 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.