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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Signature Victoria Mill Ltd (in administration)
C/o Agent

Agent (if used)

Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the installation of external lighting; insertion of fire safety partition wall to ground floor lift lobby; new 8 person lift within existing lift shaft; insertion of internal doors to lift lobby at ground floor and corridors at upper floors; creation of smoke shaft adjacent to staircase B with chimney at roof level; creation of ventilation shaft to bin stores floors 1 - 5 with chimney at roof level; steps to staircase C within lobbies at floors 2 and 3; installation of ventilation shaft to existing lift shaft with chimney to roof; replacement of external door at lower ground floor level and associated external repair works

Location: Victoria Mill , 10 Lower Vickers Street, Manchester, M40 7LH

Date of application: 16 August 2021

Application number: 131379/LO/2021

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Drawings referenced:

Location Plan Ref: AP01;
Proposed Ground Floor Lobby Alterations Ref: AP107 REV A;
Dyer External Dome Vent Ref: F100 001 REV B;
Proposed Smoke Shaft Room Plan Ref: AP401;
Smoke Shaft Demolition Plan Ref: AP403.

Received by the City Council as Local Planning Authority on 9 August 2021.

Drawings referenced:

Smoke Shield Schematic Plan Ref: PA1484-TCE-XX-XX-DR-E-47001 REV C1;
Smoke Ventilation Schematic Plan Ref: PA1484-TCE-XX-XX-DR-M-37001 REV C1;
Proposed Ventilation Layout First Floor Ref: VMM-TCE-XX-01-DR-M-57001 Ref: C3;
Proposed Ventilation Layout Level 01 Ref: VMM-TCE-XX-01-DR-M-57002 Ref: C1;
Proposed Ventilation Layout Second Floor Ref: VMM-TCE-XX-02-DR-M-57001 Ref: C3;;
Proposed Smoke Ventilation Layout Level 02 Ref: VMM-TCE-XX-02-DR-M-57002 Ref: C1
Proposed Ventilation Layout Third Floor Ref: VMM-TCE-XX-03-DR-M-57001 Ref: C3;
Proposed Smoke Ventilation Layout Level 03 Ref: VMM-TCE-XX-03-DR-M-57002 Ref: C1;
Proposed Ventilation Layout Fourth Floor Ref: VMM-TCE-XX-04-DR-M-57001 Ref: C3;
Proposed Smoke Ventilation Layout Level 04 Ref: VMM-TCE-XX-04-DR-M-57002 Ref: C1;
Proposed Ventilation Layout Fifth Floor Ref: VMM-TCE-XX-05-DR-M-57001 Ref: C3;
Proposed Smoke Ventilation Layout Level 05 Ref: VMM-TCE-XX-05-DR-M-57002 Ref: C1;
Proposed Ventilation Layout Part Roof Ref: VMM-TCE-XX-RL-DR-M-57001 Ref: C4;
Typical 1 Bedroom Apartment Ventilation Layout Type A Ref: VMM-TCE-XX-XX-DR-M-50001 Rev C1;
Typical 2 Bedroom Apartment Ventilation Layout Type A Ref: VMM-TCE-XX-XX-DR-M-50002 Rev C1.

Received by the City Council as Local Planning Authority on 1 October 2021.

Drawings referenced:

Proposed External Lighting Plan Ref: AP12 REV A;
Ceiling Finishes Plan - First Floor Ref: AP80;
Ceiling Finishes Plan - Second Floor Ref: AP81;
Ceiling Finishes Plan - Third Floor Ref: AP82;
Ceiling Finishes Plan - Fourth Floor Ref: AP83;
Ceiling Finishes Plan - Fifth Floor Ref: AP84;
ement Basement External Door Plan Ref: AP700;
Proposed Ground Floor GA Ref: AP100 REV C;
Proposed 1st Floor GA Ref: AP101 REV B;

Proposed 2nd Floor GA Ref: AP102 REV B;
Proposed 3rd Floor GA Ref: AP103 REV B;
Proposed 4th Floor GA Ref: AP104 REV B;
Proposed 5th Floor GA Ref: AP105 REV B;
Proposed Roof Plan GA Ref: AP106 REV B;
North West Elevation Ref: AP200 REV C;
North East Elevation Ref: AP201 REV C;
Proposed Smoke Shaft to Staircase B Ref: AP402 REV A;
Bin Store Ventilation Shaft Demolition Plan Ref: AP501 REV A.

Received by the City Council as Local Planning Authority on 19 November 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall only be implemented in accordance with the Repair Strategy document produced by Opal Access, dated 27 January 2022 and received by the City Council as Local Planning Authority on 10 March 2022. Photographic evidence shall be submitted to and approved in writing to the City Council as Local Planning Authority to demonstrate that the agreed works have been completed, prior to the final occupation of the development.

Reason - To ensure necessary repair works are carried out and to ensure the works safeguard the fabric of the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies DM1, EN3 and SP1 of the Manchester Core Strategy.

Informatives

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

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

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

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

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

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

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Date: 15 March 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) 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 Secretary of State in accordance with sections 20 and 21 of the Act 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.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for 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 a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2021 until 31st December 2022