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	Agent (if used)
Dr Kamiran Dizayee Mawlawi Kurdish Cultural Centre. Parsonage Street Manchester M15 5WD	Soreen Billbas BARCX House Of BARCX Cutting Room Square Manchester

Part 1 – Particulars of the application/development

Proposal: Listed building consent for the Erection of single storey extension and elevational alterations in association with internal refurbishment and installation of mezzanine floor together with landscaping works following demolition of existing single storey extension

Location: Mawlawi Kurdish Cultural Centre , Parsonage Street, Hulme, Manchester, M15 5WD

Date of application: 9 October 2020

Application number: 128257/LO/2020

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

Condition(s) attached to this decision

0) The application has been determined in a positive and proactive manner, in this instance issues have been discussed with the applicant and amended drawings have been provided.

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:
T-0230-2-0100 SITE PLAN;

T-0230-2-0201 FIRST FLOOR PLAN
T-0230-2-0202 SECOND FLOOR PLAN
T-0230-2-0206 EXTENSION LAYOUT
Statement of Significance and Heritage Impact Assessment
Combined Transport Statement & Travel Plan Framework March 2020 ref 1787
All as received by the City Council as local planning authority on the 9th October 2020

Design and Access Statement received on the 14th October 2020

B-0230-08004 INTERNAL COLUMN GROUND FLOOR DETAIL
B-0230-08005 EXTERNAL WALL GROUND FLOOR DETAIL
B-0230-2-0800; B-0230-2-0801
T-0230-2-0200 A GROUND FLOOR PLAN
T-0230-2-0210 A ELEVATIONS
T-0230-2-0220 A SECTIONS
T-0230-2-0005 A DEMOLITION PLANS
All as received by the City Council as local planning authority on the 17th June 2021

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) Prior to the commencement of any works to install the internal mezzanine, a detailed method statement of works for the installation of the supporting structures required; full details of its structural design and the proposed location and type of fixings into the building fabric; together with a method statement for bringing construction materials and structures into the building shall be submitted to and approved in writing by the City Council as local planning authority. The method statement shall also include a photographic record of the area of ground/flooring to be removed as part of the works. The development shall be subsequently carried out in accordance with the agreed details.

Reason -To ensure works are undertaken to protect the designated heritage assets before and during the works, pursuant to policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

4) Prior to the commencement of above ground works (excluding demolition) details of all materials and finishes to be used on the development hereby approved shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the agreed 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 and character of the area and the designated heritage assets of the building as specified in policies SP1, EN3 and DM1 of the Core Strategy and saved Unitary Development Plan policies DC19.

5) Notwithstanding the approved plans and documents, prior to the commencement of works to install the hereby approved internal mezzanine full details of its structural design and the proposed location and type of fixings into the building fabric shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or

Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Notwithstanding the approved plans and documents prior to the setting out of the reconfigured rooms and spaces, full details and method statements for the installation of fixtures and fittings including works to ceilings shall be submitted to and approved in writing by the city council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to the commencement of the works to install the hereby approved side extension the method statement for the works required to the existing fabric of the building in order to facilitate the roof connection to the buttress shall be submitted to and approved in writing by the City Council. The development shall be carried out in accordance with the agreed details.

Reason -In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Notwithstanding the approved plans and documents prior to the commencement of works to install the hereby approved internal staircase the detailed design of the staircase including its structural design and the proposed location and type of fixings into the building fabric shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) Notwithstanding the approved plans and documents prior to the commencement of works to install the hereby approved second floor details of the floor including its structural design, balustrades and the proposed location and type of fixings into the building fabric shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

10) Prior to the works to demolish and remove any doors, windows from the building details and a method statement for the making good of the openings shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be subsequently undertaken in accordance with the approved details.

Reason - To ensure demolition works are undertaken to protect any adjacent designated heritage assets, pursuant to policy EN3 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: 22 November 2021

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.