

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte Real Estate
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window.

Location: Grosvenor Building, Cavendish Street, Manchester, M15 6BG

Date of application: 1 October 2021

Application number: 131811/FO/2021

Part 2 – Particulars of decision

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

Article 35 Declaration

Condition(s) attached to this decision

0) Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

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 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

1002B-CAA-XX-00-DR-A-012005_S4_P1_Demolition Ground Floor Plan
 1002B-CAA-XX-01-DR-A-012003_S4_P8_Proposed First Floor GA Plan
 1002B-CAA-XX-01-DR-A-012006_S4_P1_Demolition First Floor Plan
 1002B-CAA-XX-B1-DR-A-012001_S4_P7_Proposed Basement GA Plan
 1002B-CAA-XX-B1-DR-A-012004_S4_P1_Demolition Basement Plan
 1002B-CAA-XX-GF-DR-A-012002_S4_P8_Proposed Ground Floor GA Plan
 1002B-CAA-XX-XX-DR-A-012008_S4_P1_GA Sections - Sheet 01
 1002B-CAA-XX-XX-DR-A-012016_S4_P1_GA Sections - Sheet 02
 1002B-CAA-XX-XX-DR-A-012017_S4_P1_GA Sections - Sheet 03
 1002B-CAA-XX-XX-DR-A-012018_S4_P1_GA Sections - Sheet 04
 1002B-CAA-XX-XX-DR-A-012019_S4_P1_GA Sections - Sheet 05
 1002B-CAA-XX-XX-DR-A-012020_S4_P1_GA Sections - Sheet 06
 1002B-CAA-XX-XX-DR-A-012021_S4_P1_GA Sections - Sheet 07
 1002B-CAA-XX-XX-DR-A-012022_S4_P1_Demolition Sections - Sheet 01
 1002B-CAA-XX-XX-DR-A-012023_S4_P1_Demolition Sections - Sheet 02
 1002B-CAA-XX-XX-DR-A-012024_S4_P1_Demolition Sections - Sheet 03
 1002B-CAA-XX-XX-DR-A-012025_S4_P1_Demolition Sections - Sheet 04
 1002B-CAA-XX-XX-DR-A-012026_S4_P1_Demolition Sections - Sheet 05
 1002B-CAA-XX-XX-DR-A-012027_S4_P1_Demolition Sections - Sheet 06
 1002B-CAA-XX-XX-DR-A-012028_S4_P1_Demolition Sections - Sheet 07
 1002B-CAA-XX-XX-DR-A-012032_S4_P1_Demolition Elevations - Sheet 01
 1002B-CAA-XX-XX-DR-A-012033_S4_P1_Demolition Elevations - Sheet 02
 1002B-CAA-XX-XX-DR-A-012034_S4_P1_Demolition Elevations - Sheet 03
 1002B-CAA-XX-XX-DR-A-012035_S4_P1_Demolition Elevations - Sheet 04
 1002B-CAA-ZZ-R1-DR-A-012004_S1_P1_Roof Access Plan
 1002B-CAA-XX-ZZ-DR-A-004100_S1_P1_Proposed-Lift-Plans-Passenger
 1002B-CAA-XX-ZZ-DR-A-004101_S1_P1_Proposed-Lift-Sections-Passenger
 1002B-CAA-XX-01-DR-A-015003_S4_P2_Floor-Finishes-Plan-First-Floor-Proposed
 1002B-CAA-XX-01-DR-A-015103_S4_P2_Finishes-Plan-First-Floor-Proposed
 1002B-CAA-XX-01-DR-A-015203_S4_P1_Ceiling-Plan-First-Floor-Proposed
 1002B-CAA-XX-B1-DR-A-015001_S4_P1_Floor-Finishes-Plan-Basement-Proposed
 1002B-CAA-XX-B1-DR-A-015101_S4_P2_Finishes-Plan-Basement-Proposed
 1002B-CAA-XX-B1-DR-A-015201_S4_P1_Ceiling-Plan-Basement-Proposed
 1002B-CAA-XX-GF-DR-A-015002_S4_P1_Floor-Finishes-Plan-Ground-Floor-Proposed
 1002B-CAA-XX-GF-DR-A-015002_S4_P2_Floor-Finishes-Plan-Ground-Floor-Proposed
 1002B-CAA-XX-GF-DR-A-015102_S4_P1_Finishes-Plan-Ground-Floor-Proposed
 1002B-CAA-XX-GF-DR-A-015102_S4_P2_Finishes-Plan-Ground-Floor-Proposed
 1002B-CAA-XX-GF-DR-A-015202_S4_P1_Ceiling-Plan-Ground-Floor-Proposed
 1002B-CAA-XX-ZZ-DR-A-015301_S4_P1_Proposed-Blinds-Basement-Ground-Floor
 1002B-CAA-XX-ZZ-DR-A-015302_S4_P1_Proposed-Blinds-First-Floor
 1002B-CAA-XX-ZZ-SC-A-015104_S4_P1_Finishes-Schedule-Proposed
 1002B-CAA-ZZ-01-DR-A-016302_S1-P0_First Floor Space Planning - Axonometric
 1002B-CAA-ZZ-B1-DR-A-016300_S1-P0_Basement Space Planning - Axonometric
 1002B-CAA-ZZ-GF-DR-A-016301_S1-P0_Ground Floor Space Planning - Axonometric
 1002B-CAA-XX-B1-DR-A-017117_S4_P3_Basement Waterproofing Layout
 1002B-CAA-XX-B1-DR-A-017118_S4_P3_Basement Waterproofing Details 01
 1002B-CAA-XX-B1-DR-A-017119_S4_P2_Basement Waterproofing Details 02
 1002B-CAA-XX-B1-DR-A-017120_S4_P2_Basement Waterproofing Details 03
 1002B-CAA-XX-B1-DR-A-017121_S4_P1_Basement Waterproofing Details 04
 1002B-CAA-XX-ZZ-DR-A-017100_S4_P4_Facade Repair Key
 1002B-CAA-XX-ZZ-DR-A-017101_S4_P4_Facade Repair Key
 1002B-CAA-XX-ZZ-DR-A-017102_S4_P4_Facade Repair Key
 1002B-CAA-XX-ZZ-DR-A-017103_S4_P1_Roof Repair
 1002B-CAA-XX-ZZ-DR-A-017104_S4_P2_Rooflight Replacement Details

1002B-CAA-XX-ZZ-DR-A-017105_S4_P1_Roof Slating_Thermal Upgrades
1002B-CAA-XX-ZZ-DR-A-017106_S4_P1_Window Railings
1002B-CAA-XX-ZZ-DR-A-017107_S4_P1_Roof Access Plan
1002B-CAA-XX-ZZ-DR-A-017111_S4_P1_Staircase04
1002B-CAA-XX-ZZ-DR-A-017201_S4_P1_Basement Floor Wall Partitions
1002B-CAA-XX-ZZ-DR-A-017202_S4_P1_Ground Floor Wall Partitions
1002B-CAA-XX-ZZ-DR-A-017203_S4_P1_First Floor Wall Partitions
1002B-CAA-ZZ-ZZ-DR-A-017110_S2_P1_Proposed_Door_Types
1002B-CAA-ZZ-ZZ-DR-A-017120_S2-P2_Proposed_Window_Treatments_B01
1002B-CAA-ZZ-ZZ-DR-A-017121_S2-P2_Proposed_Window_Treatments_B04
1002B-CAA-ZZ-ZZ-DR-A-017122_S2-P2_Proposed_Window_Treatments_B05
1002B-CAA-ZZ-ZZ-DR-A-017123_S2-P2_Proposed_Window_Treatments_B10
1002B-CAA-ZZ-ZZ-DR-A-017124_S2-P2_Proposed_Window_Treatments_B12
1002B-CAA-ZZ-ZZ-DR-A-017125_S2-P2_Proposed_Window_Treatments_B23
1002B-CAA-ZZ-ZZ-DR-A-017126_S2-P2_Proposed_Window_Treatments_B26
1002B-CAA-ZZ-ZZ-DR-A-017127_S2-P2_Proposed_Window_Treatments_B25
1002B-CAA-ZZ-ZZ-DR-A-017128_S2-P2_Proposed_Window_Treatments_B27
1002B-CAA-ZZ-ZZ-DR-A-017129_S2-P2_Proposed_Window_Treatments_B54
1002B-CAA-ZZ-ZZ-DR-A-017130_S2-P2_Proposed_Window_Treatments_G01
1002B-CAA-ZZ-ZZ-DR-A-017131_S2-P2_Proposed_Window_Treatments_G02
1002B-CAA-ZZ-ZZ-DR-A-017132_S2-P2_Proposed_Window_Treatments_G04
1002B-CAA-ZZ-ZZ-DR-A-017133_S2-P2_Proposed_Window_Treatments_G07
1002B-CAA-ZZ-ZZ-DR-A-017134_S2-P2_Proposed_Window_Treatments_G13
1002B-CAA-ZZ-ZZ-DR-A-017135_S2-P2_Proposed_Window_Treatments_G15
1002B-CAA-ZZ-ZZ-DR-A-017136_S2-P2_Proposed_Window_Treatments_G20
1002B-CAA-ZZ-ZZ-DR-A-017137_S2-P2_Proposed_Window_Treatments_G23
1002B-CAA-ZZ-ZZ-DR-A-017138_S2-P2_Proposed_Window_Treatments_G17-53
1002B-CAA-ZZ-ZZ-DR-A-017139_S2-P2_Proposed_Window_Treatments_G14
1002B-CAA-ZZ-ZZ-DR-A-017140_S2-P2_Proposed_Window_Treatments_G25
1002B-CAA-ZZ-ZZ-DR-A-017141_S2-P2_Proposed_Window_Treatments_G32-55
1002B-CAA-ZZ-ZZ-DR-A-017142_S2-P2_Proposed_Window_Treatments_G31
1002B-CAA-ZZ-ZZ-DR-A-017143_S2-P2_Proposed_Window_Treatments_G34-54
1002B-CAA-ZZ-ZZ-DR-A-017144_S2-P2_Proposed_Window_Treatments_G36
1002B-CAA-ZZ-ZZ-DR-A-017145_S2-P2_Proposed_Window_Treatments_G37
1002B-CAA-ZZ-ZZ-DR-A-017146_S2-P2_Proposed_Window_Treatments_G43
1002B-CAA-ZZ-ZZ-DR-A-017147_S2-P2_Proposed_Window_Treatments_102
1002B-CAA-ZZ-ZZ-DR-A-017148_S2-P2_Proposed_Window_Treatments_104
1002B-CAA-ZZ-ZZ-DR-A-017149_S2-P2_Proposed_Window_Treatments_106
1002B-CAA-ZZ-ZZ-DR-A-017150_S2-P2_Proposed_Window_Treatments_111
1002B-CAA-ZZ-ZZ-DR-A-017151_S2-P2_Proposed_Window_Treatments_105-153
1002B-CAA-ZZ-ZZ-DR-A-017152_S2-P2_Proposed_Window_Treatments_112-113
1002B-CAA-ZZ-ZZ-DR-A-017153_S2-P2_Proposed_Window_Treatments_114-115
1002B-CAA-ZZ-ZZ-DR-A-017154_S2-P2_Proposed_Window_Treatments_107
1002B-CAA-ZZ-ZZ-DR-A-017155_S2-P2_Proposed_Window_Treatments_154
1002B-CAA-ZZ-ZZ-DR-A-017156_S2-P2_Proposed_Window_Treatments_108
1002B-CAA-ZZ-ZZ-DR-A-017157_S2-P2_Proposed_Window_Treatments_109-155
1002B-CAA-ZZ-ZZ-DR-A-017158_S2-P1_Secondary Glazing Jamb Fixing Details
1002B-CAA-ZZ-01-DR-A-008001_S4_P3_First_Floor_Plan_Heritage-Layout
1002B-CAA-ZZ-01-DR-A-008002_S4_P2_First_Floor_Plan_Heritage-Ceiling
1002B-CAA-ZZ-B1-DR-A-008001_S4_P3_Basement_Floor_Plan_Heritage-Layout
1002B-CAA-ZZ-B1-DR-A-008002_S4_P2_Basement_Floor_Plan_Heritage-Ceiling
1002B-CAA-ZZ-GF-DR-A-008001_S4_P3_Ground_Floor_Plan_Heritage-Layout
1002B-CAA-ZZ-GF-DR-A-008002_S4_P2_Ground_Floor_Plan_Heritage-Ceiling
1002B-CAA-ZZ-ZZ-DR-A-008101_S4_P1_Existing Site Plan - Grosvenor

1002B-CAA-ZZ-ZZ-DR-A-008103_S4_P1_Application Plan - Grosvenor
1002B-CAA-ZZ-01-DR-A-008001_S4_P3_First_Floor_Plan_Heritage-Layout
1002B-CAA-ZZ-01-DR-A-008002_S4_P2_First_Floor_Plan_Heritage-Ceiling
1002B-CAA-ZZ-B1-DR-A-008001_S4_P3_Basement_Floor_Plan_Heritage-Layout
1002B-CAA-ZZ-B1-DR-A-008002_S4_P2_Basement_Floor_Plan_Heritage-Ceiling
1002B-CAA-ZZ-GF-DR-A-008001_S4_P3_Ground_Floor_Plan_Heritage-Layout
1002B-CAA-ZZ-GF-DR-A-008002_S4_P2_Ground_Floor_Plan_Heritage-Ceiling

1002B-CPW-XX-01-DT-E-021001
1002B-CPW-XX-01-DT-E-030001
1002B-CPW-XX-01-DT-E-040001
1002B-CPW-XX-01-DT-E-050001
1002B-CPW-XX-01-DT-M-012001 Ventilation FF
1002B-CPW-XX-01-DT-M-021001 Heating FF
1002B-CPW-XX-03,04-DT-E-021001
1002B-CPW-XX-03,04-DT-E-030001
1002B-CPW-XX-05,06-DT-E-021001
1002B-CPW-XX-05,06-DT-E-030001
1002B-CPW-XX-B1-DT-E-021001
1002B-CPW-XX-B1-DT-E-030001
1002B-CPW-XX-B1-DT-E-040001
1002B-CPW-XX-B1-DT-E-050001
1002B-CPW-XX-B1-DT-M-012001 Ventilation Basement
1002B-CPW-XX-B1-DT-M-021001 Heating Basement
1002B-CPW-XX-GF-DT-E-021001
1002B-CPW-XX-GF-DT-E-030001
1002B-CPW-XX-GF-DT-E-040001
1002B-CPW-XX-GF-DT-E-050001
1002B-CPW-XX-GF-DT-M-012001 Ventilation GF
1002B-CPW-XX-GF-DT-M-021001 Heating GF

Documents;

Bat Scoping and Presence Absence Survey
Damp Proofing Report
Damp Survey 2021
Design and Access Statement
Environmental Standards Statement
Façade Conservation Report
Phase 1 Preliminary Risk Assessment
Roof and Skylight Report
Site Investigation Report
Structural and Civil Report
Window Survey

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

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) A signage strategy for external signage shall be submitted to and agreed in writing by the City Council as local planning authority, before the signage is installed. The signage should be minimised and suitably formed and located. All external signage shall then comply with the approved strategy.

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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

4) Prior to implementation of any external proposed lighting scheme, details of any proposed lighting scheme shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

5) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- The routing of construction traffic;
- Details of the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking; -
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- Where appropriate a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester

6) Prior to any above ground development 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, this shall include

fixing, joining details, methods of ventilation and window details. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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

Date: 15 December 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 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 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 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

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022