

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

Approval of details reserved by condition

Applicant

Mulbury Homes (Goulden Street) Ltd
C/o Agent

Agent (if used)

Ms Ellen Sanderson-Clark
Deloitte LLP
1 City Square
Leeds
LS1 2AL

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (1) (archaeology), 5 (removal of fabric), 6 (new structure), 7 (masonry works), 8 (cast iron columns), 9 (repair works) and 13 (windows and doors) attached to Listed Building Consent Referenced 125679/LO/2019

Location: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

Date of application: 22 July 2021

Application number: CDN/21/0553

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 4 (1) Archaeology

The following information has been submitted in respect of this planning condition:

- A Written Scheme of Investigation (Wintertree Software Inc.) has been prepared by Salford Archaeology stamped as received by the City Council as Local Planning Authority, on the 22 July 2021

The above information has been considered and is acceptable in respect of part (1) of this planning condition. The archaeological works should now be progressed in accordance with this information.

In order to discharge this condition in full, information in respect of parts (2) - (5) should be submitted for consideration.

Condition 5 Removal of Fabric

The following information has been submitted in respect of this planning condition:

- Demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021

- Drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021

The above information has been considered and is acceptable on the basis that should there become any issues on site, then these should be brought to the Local Planning Authority's immediate attention. Further details may be required if the method statement changes or damage is being caused by the removal process.

The removal works needs to take place with care and all salvaged materials needs to be carefully and neatly stacked and stored safely for reuse. The cast iron columns are particularly vulnerable and should be treated with extreme care as these will need to be retained and reused.

Samples of paintwork should be taken from the cast iron columns before they are stripped.

Condition 5 is now formally discharged on the basis of the above.

Condition 6 New Structure

The following information has been submitted in respect of this planning condition:

- Method statement detailing how the development will be fixed/erected adjacent to the listed building has been prepared by Mulbury

- Drawing 5015327-RDG-00-ZZ-DR-S-0112_P1 Masonry Details (Existing and New Build Interaction Philosophy)

- Drawings 0321-TGA-XX-00-DR--03000-T4, 0321-TGA-XX-01-DR--03001-T3, 0321-TGA-XX-XX-DR--21201-T2, 0321-TGA-XX-XX-DR--21302-T2, 0321-TGA-XX-XX-DR--21303-T2, 0321-TGA-XX-XX-DR-A-21601-T1, 0321-TGA-XX-XX-DR-A-2101, 0321-TGA-XX-XX-DR-A-2102, 0321-TGA-XX-XX-DR-A-2104 and 0321-TGA-XX-XX-DR-A-2107

The above details were stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021

No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.

Condition 7 Masonry Works

The following information has been submitted in respect of this planning condition:

- Cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021

- Drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and

5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021

- Method statement by Henley Stone (HSRR/MS:250) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021

The above method statements and details have been considered.

The steam clean is acceptable to the stone work but the more abrasive techniques have left some patchiness and too much contrast between the clean and blackened stones. A more gentle approach should be taken which leaves some patina on the stone and it is suggested that further detailed trials and discussion take place with the specialist when the scaffold is erected.

The brick cleaning is acceptable using the steam clean. A further application will be needed to remove graffiti.

In terms of the stone and brick repairs, the submitted information is acceptable as a staged approach to outlining the works but the proposed repairs will need to be fully validated on site and marked up on drawings with the various techniques for each repair agreed once the scaffold is erected. It will not be necessary to see an over proliferation of stone mortar repairs. The preference would be for new stone and indent repairs. There should be sufficient salvaged stone on site to be able to achieve this.

All of the various repair techniques will need to be trailed and samples presented for approval including pointing and indent repairs.

The use of PVA mix on defrased stone is questioned as this will affect breathability of the fabric.

No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.

Condition 8 Cast Iron Columns

The following information has been submitted in respect of this planning condition:

- Cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021

- Drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021

The removal works need to take place with care. The cast iron columns are vulnerable and should be treated with extreme care.

Samples of paintwork should be taken from the cast iron columns before they are stripped.

The removal and repair of the columns should be carried out in accordance with the above information. Care should be taken to avoid damaged to the historic fabric whilst the columns are being removed.

Further details with regards to the installation of the columns shall be agreed at a later date.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

No further information at this stage.

Condition 9 Repair Works

The following information has been submitted in respect of this planning condition:

- Demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021
- Drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as recieved by the City Council, as Local Planning Authority, on the 22 July 2021

The above information has been considered. Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel.

No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.

Condition 13 Windows and Doors

The following information has been submitted in respect of this planning condition:

- Demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021
- Drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as recieved by the City Council, as Local Planning Authority, on the 22 July 2021

The above information has been considered.

No further at this stage pending further samples and specifications of the works which should be agreed prior to the works taking place across the building.

Date: 3 November 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

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 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.

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.