

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

Approval of details reserved by condition

Applicant

Mr Chris McManus
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Agent (if used)

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Buttress
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Part 1 – Particulars of the application/development

Proposal: Discharge condition 5 (Demolition Methodology) associated with Listed Building Consent 130357/LO/2021

Location: Ancoats Dispensary , Old Mill Street, Manchester, M4 6EB

Date of application: 14 January 2022

Application number: CDN/22/0018

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 5 Demolition Method

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

- Demolition methodology prepared by Eric Wright Construction Ltd stamped as received by the City Council, as Local Planning Authority on the 14 January 2022

The above information has been considered. A site meeting was also recently held to discuss the methodology at the site and it was agreed that further details would be submitted at the appropriate stages in the demolition programme which would be supplied to us in due course.

Input is required from the specialist demolition contractor as discussed. This would enable further detail to be added to the method statement in terms of building protection i.e. what is being put in place to safeguard the retained elements such as vibration monitoring, retained facade monitoring during the works. The temporary works contractor should produce their own method statement to be submitted for approval to be read along side the above document.

The alterations to the facade retention scaffold will need submitting - this will need signing off by your structural engineers.

Clarification on what supervision is being put in place by the sub-contractor and main contractor including architect / heritage specialist. In addition, reassurances that there is an adequate supervision, monitoring and reporting mechanism in place is required.

Further details on what is happening with removed material - how will it be assessed for re-use and where will it be stored?

The demolition carries a high risk to the building - have these risks been identified and what mitigation measures are being put in place?

Where are the hold and review points in the works? What is the decision making process for continuing with the work? LPA involvement?

What is the process of dealing with discoveries and items such as original fabric that has fallen such as stone details etc. Can we have a good photographic record during the works and details of any discoveries such as any decorative elements / features that are currently not visible.

How will the basement material and timber be removed?

What tools are being used - are there any heavy breakers or equipment?

The above information should therefore be viewed as a partial discharge of this condition subject to further information as outlined above.

Date: 7 February 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.