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.
- 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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

S Johnson
University of Manchester
Oxford Road
Manchester
M13 9PL

Agent (if used)

J Bedford
Purcell
3rd Floor St James
79 Oxford Street
Manchester
M1 6FQ

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Approved Drawings and Documents) of application referenced 124458/JO/2019 to allow amendments to the design of the development under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Location: The Rutherford Building, Manchester Museum, Oxford Road, Manchester, M13 9PL

Date of application: 28 May 2021

Application number: 130085/JO/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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals and conditions needed that would allow the application to be approved.

Condition(s) attached to this decision

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

The location plan referenced 237010 101 Rev C received by the City Council as local planning authority on 28 May 2021

The drawings referenced:

237010 210 Rev K
237010 218 Rev I
237010 220 Rev G
237010 242 Rev C
237010 244 Rev C
237010 246 Rev E
237010 607 Rev H

received by the City Council as local planning authority on 28 May 2021

6137-PUR-MMC-XX-DR-A-0411 Rev C
6137-PUR-MMC-XX-DR-A-0413 Rev C
6137-PUR-MMC-XX-DR-A-0415 Rev C
6137-PUR-MMC-XX-DR-A-0422 Rev B
6137-PUR-MMC-XX-DR-A-0424 Rev C
6137-PUR-MMC-XX-DR-A-0429 Rev C
6137-PUR-MMC-XX-DR-A-0432 Rev C
6137-PUR-MMC-XX-DR-A-0434 Rev C
6137-PUR-MMC-XX-DR-A-0435 Rev B
6137-PUR-MMC-XX-DR-A-0437 Rev C

all received by the City Council as local planning authority on 24 March 2021

6137-PUR-MMC-XX-DR-A-0419 Rev B
6137-PUR-MMC-XX-DR-A-0420 Rev B
6137-PUR-MMC-XX-DR-A-0427 Rev C
6137-PUR-MMC-XX-DR-A-0428 Rev C
6137-PUR-MMC-XX-DR-A-0438 Rev D
6137-PUR-MMC-XX-DR-A-0442 Rev A
6137-PUR-MMC-XX-DR-A-0444 Rev B
6137-PUR-MMC-XX-DR-A-0445 Rev B
6137-PUR-MMC-XX-DR-A-0447 Rev B
6137-PUR-MMC-XX-DR-A-0473 Rev B
6137-PUR-MMC-XX-DR-A-0476 Rev C

all received by the City Council as local planning authority on 8 June 2020

6137-PUR-MMC-B-DR-A- 0209 Rev H
6137-PUR-MMC-1-DR-A- 0211 Rev I
6137-PUR-MMC-XX-DR-A- 0221 Rev F
6137-PUR-MMC-XX-DR-A- 0225 Rev D
6137-PUR-MMC-XX-DR-A- 0226 Rev F
6137-PUR-MMC-XX-DR-A- 0228 Rev E
6137-PUR-MMC-XX-DR-A- 0230 Rev E
6137-PUR-MMC-XX-DR-A- 0231 Rev G

all received by the City Council as local planning authority on 12 November 2019

6137-PUR-MMC-B-DR-A- 0139 Rev B
6137-PUR-MMC-G-DR-A- 0140 Rev B
6137-PUR-MMC-1-DR-A- 0141 Rev B
6137-PUR-MMC-XX-DR-A- 0145 Rev B

6137-PUR-MMC-EXG-DR-A- 0201 Rev F
6137-PUR-MMC-EXG-DR-A- 0606 Rev F
6137-PUR-MMC-XX-DR-A- 0241 Rev A
6137-PUR-MMC-XX-DR-A- 0243 Rev A
6137-PUR-MMC-XX-DR-A- 0245 Rev A

all received by the City Council as local planning authority on 30 July 2019

237010 150 Rev A
237010 151 Rev A
237010 152 Rev B
237010 170 Rev B
237010 171 Rev C
237010 172 Rev B
237010 177 Rev B
237010 178 Rev B
237010 179 Rev B

received by the City Council as local planning authority on 24 October 2018

237010 419 Rev A
237010 420 Rev A
237010 424 Rev B
237010 427 Rev B
237010 428 Rev B
237010 434 Rev B
237010 438 Rev C
237010 442 Rev -
237010 444 Rev A
237010 445 Rev A
237010 447 Rev A
237010 473 Rev A
237010 475 Rev B
237010 476 Rev B

received by the City Council as local planning authority on 12 October 2018. As amended by the email from Sonoe Shimizu of Purcell dated 24 October 2019

The Conservation Management Plan 2010 prepared by Buttress Fuller Alsop Williams Architects
The Manchester Museum Conservation Plan 2016 prepared by Buttress
The Extended Phase 1 Habitat Survey of Manchester Museum prepared by Rachel Hacking Ecology
The Flood Risk Assessment and Drainage Strategy prepared by Buro Happold Engineering
The Ground Engineering Desk Study Report prepared by Buro Happold Engineering

all received by the City Council as local planning authority on 6 December 2017

The Archaeology Desk-Based Assessment prepared by Purcell, received by the City Council as local planning authority on 25 July 2019

The Access Appraisal Report prepared by Jane Toplis Associates Ltd received by the City Council as local planning authority on 30 July 2019

The Design and Access statement Rev A prepared by Purcell received by the City Council as local planning authority on 28 May 2021

The Crime Impact Statement Rev B referenced 2017/0684/CIS/01, received by the City Council as local planning authority on 20 August 2019

The File Note prepared by Purcell dated 10 September 2019 and received by the City Council as local planning authority on 25 September 2019

The completed Local Labour Template received by the City Council as local planning authority on 25 September 2019

The File Note dated 9 October 2018 and prepared by Purcell received by the City Council as local planning authority on 12 October 2018

The File Note from Tom Brigden of Purcell dated 1 June 2020 received by the City Council as local planning authority on 8 June 2020

The Construction Management Plan prepared by Kier Construction North West received by the City Council as local planning authority on 25 September 2019.

The File Note dated 9 October 2018 and prepared by Purcell in relation to Condition 5, which was received by the City Council as local planning authority on 12 October 2018.

The Site Visit Record Sheet prepared by Purcell and dated 24 November 2020

The email from Tom Brigden of Purcell dated 08 December 2020

The email from Sonoe Shimizu of Purcell dated 22 December 2020

The email from Tom Brigden of Purcell dated 20 July 2020

The Schedule of Works Rev A referenced 237010 and dated 03/09/2018, the Enabling Works Packages Rev 4 referenced 6137 and prepared by Buro Four and the Proposed Schedule of Site Investigations Rev D prepared by BH/MF/Purcell all received by the City Council as local planning authority on 12 October 2018.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies S01, S02, S05, S06, SP1, CC1, CC4, CC5, CC8, CC9, CC10, T1, EN1, EN2, EN3, EN4, EN5, EN6, EN7, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1, DC20 and DC26 of the Unitary Development Plan and the National Planning Policy Framework.

2) The soft strip of non-original fabric shall be carried out fully and only in accordance with the information submitted with application reference CDN/18/0777 namely: Schedule of Works Rev A referenced 237010 and dated 03/09/2018, the Enabling Works Packages Rev 4 referenced 6137 and prepared by Buro Four and the Proposed Schedule of Site Investigations Rev D prepared by BH/MF/Purcell all received by the City Council as local planning authority on 12 October 2018.

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.

3) The approved main extension shall be constructed only using the materials, presented to the City Council as local planning authority in November 2019, as detailed in application referenced CDN/20/0395 and CDN/21/0415, specifically the File Note from Tom Brigden of Purcell dated 1 June 2020 and the email from Sonoe Shimizu 22 December 2020 and the Site Visit Record dated 24 November 2020 and the following drawings referenced:

6137-PUR-MMC-XX-DR-A-0411 Rev C
6137-PUR-MMC-XX-DR-A-0413 Rev C
6137-PUR-MMC-XX-DR-A-0415 Rev C
6137-PUR-MMC-XX-DR-A-0419 Rev B
6137-PUR-MMC-XX-DR-A-0420 Rev B
6137-PUR-MMC-XX-DR-A-0422 Rev B
6137-PUR-MMC-XX-DR-A-0424 Rev C
6137-PUR-MMC-XX-DR-A-0427 Rev C
6137-PUR-MMC-XX-DR-A-0428 Rev C
6137-PUR-MMC-XX-DR-A-0429 Rev C
6137-PUR-MMC-XX-DR-A-0432 Rev C
6137-PUR-MMC-XX-DR-A-0434 Rev C
6137-PUR-MMC-XX-DR-A-0435 Rev B
6137-PUR-MMC-XX-DR-A-0437 Rev C
6137-PUR-MMC-XX-DR-A-0438 Rev D
6137-PUR-MMC-XX-DR-A-0442 Rev A
6137-PUR-MMC-XX-DR-A-0444 Rev B
6137-PUR-MMC-XX-DR-A-0445 Rev B
6137-PUR-MMC-XX-DR-A-0447 Rev B
6137-PUR-MMC-XX-DR-A-0473 Rev B
6137-PUR-MMC-XX-DR-A-0476 Rev C

all received by the City Council as local planning authority on 8 June 2020 and as detailed in the email from Tom Brigden of Purcell dated 20 July 2020. These materials are as follows:

External Feature Wall - 80mm thick Faience Terracotta tiles with green glaze carried by aluminium support grid fixed to a structural insulated inner leaf wall with incorporated components.
External Wall - 20mm thick Shackerleys SHG Zarkos ZK09 honed reinforced limestone tiles carried by aluminium support grid fixed to a structural insulated inner leaf wall with incorporated components.
External Base Wall and External Steps - 30mm thick Shackerleys SHG Zarkos ZK09 honed reinforced limestone tiles carried by aluminium support grid fixed to a structural insulated inner leaf wall.
Stair Roof - Code 8 Rolled Lead Sheet covering.
Roof to Northlights - Code 5 Rolled Lead Sheet covering.
Flat Roof - Multiple layers of reinforced bituminus membranes by Bauder in Natural Slate colour.
Stair Balustrade - Welded vertical steel plates in RAL 9004 colour.
Glazing - Sanit-Gobain - Outer pane 10mm thick PLANICLEAR SGG COOL-LITE XTREME 60-28 11 thermally toughened float glass, inner pane 14.4mm thick PLANICLEAR laminated float glass, 16mm gap filled with Argon Gas.

Rooftop Plant Enclose - Neaco Techdek aluminium flat bar grille 30 x 3mm vertical screen powder coated to RAL 7021 to match the colour of existing lead panels.
Edge Protection on the Roof - Horizontal circular handrails powder coated RAL 7021 to match the colour of existing lead panels.

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 of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The design of the full building envelope of the main extension shall comply with the following drawings submitted as part of application referenced: CDN/21/0415 specifically the following information:

6137-PUR-MMC-XX-DR-A-0411 Rev C
6137-PUR-MMC-XX-DR-A-0413 Rev C
6137-PUR-MMC-XX-DR-A-0415 Rev C
6137-PUR-MMC-XX-DR-A-0422 Rev B
6137-PUR-MMC-XX-DR-A-0424 Rev C
6137-PUR-MMC-XX-DR-A-0429 Rev C
6137-PUR-MMC-XX-DR-A-0432 Rev C
6137-PUR-MMC-XX-DR-A-0434 Rev C
6137-PUR-MMC-XX-DR-A-0435 Rev B
6137-PUR-MMC-XX-DR-A-0437 Rev C

all received by the City Council as local planning authority on 24 March 2021

In addition to the information shown on these approved drawings all railings shall be painted black.

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 DM1, SP1, CC9, EN1 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) The proposals within the following documents shall have been carried out as part of the development:

The information submitted with applications reference CDN/19/0734 and CDN/18/0777 namely: the Written Scheme of Investigation prepared by Archaeological Research Services Ltd. and dated September 2018 received by the City Council as local planning authority on 12 October 2018 and the report entitled 'Archaeological Works at Manchester Museum, Oxford Road, Manchester' referenced 2019/46 prepared by Archaeological Research Services Ltd. and dated 2019 received by the City Council as local planning authority on 27 August 2019.

These documents shall be deposited with the GM Historic Environment Record within 3 months of the date of this decision.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary

Development Plan for the City of Manchester and guidance in the National Planning Policy Framework

6) The works shall be implemented fully and only in accordance with the information submitted application reference CDN/18/0777 namely: the email from Sonoe Shimizu of Purcell dated 24 October 2019 and the drawings referenced

237010 419 Rev A
237010 420 Rev A
237010 424 Rev B
237010 427 Rev B
237010 428 Rev B
237010 434 Rev B
237010 438 Rev C
237010 442 Rev -
237010 444 Rev A
237010 445 Rev A
237010 447 Rev A
237010 473 Rev A
237010 475 Rev B
237010 476 Rev B

received by the City Council as local planning authority on 12 October 2018. As amended by the email from Sonoe Shimizu of Purcell dated 24 October 2019

The Site Visit Record Sheet prepared by Purcell and dated 24 November 2020

The email from Tom Brigden of Purcell dated 08 December 2020

The email from Sonoe Shimizu of Purcell dated 22 December 2020

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 DM1, SP1, CC9, EN1 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) The Historic Environment Record submitted with application reference CDN/18/0777 namely: the Historic Building Record Issue 01 prepared by Purcell and dated September 2018 received by the City Council as local planning authority on 25 July 2019 shall be deposited with the relevant historic environment record (HER) within 3 month of the date of this decision.

Reason - To provide a record of the listed building's appearance and condition before works commence, in accordance with Policies CC9, EN3, SP1 and saved policy DC19.1 and DC20 of the Unitary Development Plan.

8) The making good/repair works shall be implemented fully and only in accordance with the information submitted with application reference CDN/18/0777 namely: the email from Sonoe Shimizu of Purcell dated 24 October 2019 and the drawings referenced

237010 150 Rev A

237010 151 Rev A
237010 152 Rev B
237010 170 Rev B
237010 171 Rev C
237010 172 Rev B
237010 177 Rev B
237010 178 Rev B
237010 179 Rev B

received by the City Council as local planning authority on 12 October 2018. As amended by the email from Sonoe Shimizu of Purcell dated 24 October 2019.

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.

9) (a) Notwithstanding the details submitted with the application, prior to the commencement of the works to create the main entrance a programme for the issue of samples and specifications of all material to be used in the works shall be submitted to and agreed in writing by the City Council as local planning authority. The programme shall include timings for the submission of samples and specifications of all materials to be used in the works;

(b) Details of a strategy for quality control management; and jointing and fixing details shall be submitted to and agreed in writing by the City Council as local planning authority prior to the commencement of the works to create the main entrance.

(c) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above and prior to them being used on site.

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 DM1, SP1, CC9, EN1 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Before the works to the main entrance hereby granted by this planning permission are commenced full details of any cleaning, repairs or making good works to the original building fabric and features of the listed buildings shall be submitted to and approved in writing by the City Council as local planning authority. The details shall be implemented within three months of the completion of the development and shall be carried out only 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 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 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: 19 July 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 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.