

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

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

Listed Building Consent

Applicant

Simon Mather
Leach Rhodes Walker
50 Dearmans Place
Manchester
M3 5LH

Agent (if used)

LRW Architects
Leach Rhodes Walker
Ground Floor West
50 Dearmans Place
Manchester
M3 5LH

Part 1 – Particulars of the application/development

Proposal: Listed building consent for internal alterations and the installation of external signage.

Location: Arora International Hotel, 18-24 Princess Street, Manchester, M1 4LG

Date of application: 4 May 2021

Application number: 129466/LO/2021

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

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 about the overall design approach in terms of options and impact on historic fabric.

Condition(s) attached to this decision

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 and operated in accordance with the following drawings and documents:

Received by the Council 23 August 2021:

Proposed Elevation (Princess Street) - Drawing 8180_L(00)103 Revision C
Proposed Elevation (George Street) - Drawing 8180_L(00)104 Revision C
Proposed Elevation (Back George Street) - Drawing 8180_L(00)105 Revision C
Demolition Upper Ground Floor Plan - Drawing L(26)101 Revision K
Demolition Section AA - Drawing L(26)105 Revision B

Received by the Council 18 August 2021:

Proposed Upper Ground Ceiling Services Plan - Drawing 8180_L(35)101
Proposed General Internal Redecoration Schedule Reference 329 - Storeys
Proposed Type A Floor Plan - Drawing Number 3291-03 Revision T4
Proposed Internal Elevation AA - Drawing Number 329-105 Revision T3
Proposed Internal Elevation BB - Drawing Number 329-106 Revision T3
Proposed Internal Elevation CC + DD - Drawing 329-107 Revision T3
Proposed Internal Elevation EE + FF - Drawing Number 329-108 Revision T3
Proposed Type B Floor Plan - Drawing Number 329-120 Revision T3
Proposed Internal Elevation AA - Drawing Number 329-121 Revision T3
Proposed Internal Elevation BB - Drawing Number 329-122 Revision T3
Proposed Internal Elevation CC + DD - Drawing Number 329-123 Revision T3
Proposed Internal Elevation EE + FF - Drawing Number 329-124 Revision T3
Proposed Bathroom Internal Elevations - Drawing Number 329-125 Revision T3
First Floor Plan Furniture Layout - Drawing Number 329-171 Revision T4
Second Floor Plan Furniture Layout - Drawing Number 329-172 Revision T3
Third Floor Plan Furniture Layout - Drawing Number 329-173 Revision T3
Demolition Lower Ground Floor Plan - Drawing Number L(26)100 Revision G
Proposed Fire Curtain Details - Drawing Number UKS-PFA108621-001
Proposed Lower Ground Floor Plan - Drawing L(00)201 Revision C
Proposed Upper Ground Floor Plan - Drawing L(00)202 Revision D
Proposed Demolition First Floor Plan - Drawing Number LRW_8180_L(26)102 Revision D
Proposed Demolition Second Floor Plan - Drawing No. LRW_8180_L(26)103 Revision B
Proposed Demolition Third Floor Plan - Drawing Number LRW_8180_L(26)104 Revision B

Received by the Council 30 June 2021:

Proposed 2m Steplift 'General Arrangement' to Princess Street Elevation
Existing External Cameras - Document Number 8180_L(00)214
Proposed Upper Ground Floor Fire Strategy Plan - Drawing Number 8180_L(42)02 Revision B

Received by the Council 04 May 2021:

Existing Elevations (Princess Street) - Drawing Number 8180_L(00)100 Revision A
Existing Elevations (George Street) - Drawing Number 8180_L(00)101
Existing Elevations (Back George Street) - Drawing Number 8180_L(00)102
Existing Lower Ground Floor Plan - Drawing Number 8180_L(26)01 Revision A
Existing Upper Ground Floor Plan - Drawing Number 8180_L(26)02 Revision A
Existing First Floor Plan - Drawing Number 8180_L(26)03 Revision A
Existing Second Floor Plan - Drawing Number 8180_L(26)04
Existing Third Floor Plan - Drawing Number 8180_L(26)05
Existing Fourth Floor Plan - Drawing Number 8180_L(26)06
Existing Fifth Floor Plan - Drawing Number 8180_L(26)07
Existing Sixth Floor Plan - Drawing Number 8180_L(26)08
Existing Roof Plan - Drawing Number 8180_L(26)09

Existing Section AA - Drawing Number 8180_L(26)10
 Existing Section BB - Drawing Number 8180_L(26)11
 Proposed First Floor Plan - Drawing Number LRW_8180_L(00)203 Revision A
 Proposed Second Floor Plan - Drawing Number LRW_8180_L(00)204 Revision A
 Proposed Third Floor Plan - Drawing Number LRW_8180_L(00)205 Revision A
 Proposed Fourth Floor Plan - Drawing Number LRW_8180_L(00)206
 Proposed Fifth Floor Plan - Drawing Number LRW-8180_L(00)207
 Proposed Sixth Floor Plan - Drawing Number LRW-8180_L(00)208
 Proposed Roof Plan - Drawing Number LRW_8180_L(00)209
 Proposed Section AA - Drawing Number LRW_8180_L(00)210 Revision A
 Proposed Section BB - Drawing Number LRW_8180_L(00)211 Revision A
 Demolition Section BB - Drawing Number LRW_8180_L(26)106 Revision A
 Proposed Lower Ground Floor Reflected Ceiling Plan - Drawing No. 8180_L(35)01 Revision C
 Proposed Upper Ground Floor Reflected Ceiling Plan - Drawing No. 8180_L(35)02 Revision C
 Prop. Typical Guestroom Floors and Reflected Ceiling - Drwg. No. 8180_L(35)03 Revision B
 Proposed Internal Elevations AA + BB + CC - Drawing Number 329-204 Revision T1
 Proposed Internal Elevations DD + EE + FF - Drawing Number 329-205 Revision T1
 Proposed Internal Elevations GG + HH + JJ - Drawing Number 329-206 Revision T1
 Proposed Internal Elevations KK + LL + MM - Drawing Number 329-207 Revision T1
 Proposed Back Bar Racking - Drawing Number 329-208 Revision T1
 Proposed Back Bar Storage - Drawing Number 329-209 Revision T1
 Proposed Coffee Unit - Drawing Number 329-210 Revision B
 Proposed Coffee Unit - Drawing Number 329-210 Revision T1
 Proposed Co-Working Booths - Drawing Number 329-211 Revision T1
 Proposed 8 Seater Family Table - Drawing Number 329-212 Revision T1
 Proposed Landscape Table- Drawing Number 329-214 Revision T1
 Proposed Reception Column - Drawing Number 329-215 Revision T1
 Proposed Family Table - Drawing Number 329-216 Revision T1
 Proposed Kitchen Counter - Drawing Number 329-218 Revision T1
 Proposed Restaurant Booth - Drawing Number 329-220 Revision T1
 Proposed Modular Seating - Drawing Number 329-224 Revision T1
 Proposed Balance Table - Drawing Number 329-225 Revision T1

Received by the Council 26 March 2021:

Proposed Outline Specification - Document Number 8180_S(00)01 Revision A

Received by the Council 17 March 2021:

Secondary Glazing Frame Details - Drawing Number 8180_A(32)03
 Typical Guestroom Remedial Work - Drawing Number 8180_A(43)01 Revision A
 Upper Ground Floor Remedial Work - Drawing Number 8180_A(43)02 Revision A
 Guestroom Perimeter Fire Stopping Remedial Work - Drawing Number 8180_A(43)03 Rev A
 Proposed Heating and Cooling Services Layout - Drawing L20006-IN2-01-00-DR-M-1001
 Proposed Ventilation Services Layout UGF - Drawing L20008-IN2-01-00-DR-M-3001
 Proposed Ventilation Services Second Floor - Drawing L20006-IN2-01-02-DR-M-2001
 Typical Guestroom Type A Strip Out - Drawing L20006-IN2-ZZ-ZZ-DR-M-0061
 Typical Guestroom Type B Strip Out - Drawing L20006-IN2-ZZ-ZZ-DR-M-0062

Received by the Council 19 February 2021:

Location Plan - Drawing Number 8180_L(90)01

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC19.1

3) Notwithstanding the details as set out in Condition 2 (Plans and Documents), no development shall commence in relation to the following work unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) Details and method statement of making good the external fabric of the building following the removal of 3.no glass canopies

In relation to the above items no works shall commence until details have been submitted and approved in writing by the City Council as Local Planning Authority

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 the building and to ensure consistency in accordance with Policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 26 August 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.