

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130264/JO/2021 and 130262/NMC/2021

Date registered valid: 24 May 2021

Proposal: S19 Application to vary condition 2 (approved drawings) due to changes to the original drawings/information supplied within the original planning application either through design development or construction challenges relating to the interface with the existing building fabric attached to application ref no 115571; and
S96 (Non material amendment) application to vary condition 2 (Approved Dwgs) due to changes to the original drawings/information supplied within the original planning application either through design development or construction challenges relating to the interface with the existing building fabric attached to application ref no 115570

Address: Minshull House And Minto & Turner Buildings , Former Manchester Metropolitan University Aytoun Street Campus, Chorlton Street, Manchester, M1 3FY

Ward(s): Piccadilly Ward

Applicant: Aytoun Street Developments Ltd Deansgate SARL & Chorlton SARL
C/o Agent

Agent (if any): Miss Heather McGill shedkm Tempest, 12 Tithebarn Street, Liverpool, L2 2DT

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05-08-21

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 2 June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 2 June 2021 Expired: 23 June 2021

Press advert

Published: 8 June 2021 Expired: 29 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site measures 0.32 hectares and is located at the junction of Chorlton Street and the Rochdale Canal. It contains two vacant grade II listed buildings known as Minshall House (47 Chorlton Street) which directly adjoins the Phase 1 site and the Minto and Turner Building (45 Chorlton Street) located adjacent to the Rochdale Canal and abutting a small cottage at it's Canal Street elevation. Little David Street is a cobbled route between the 2 buildings which is in a poor state of repair and overgrown. The Site also includes a walled area of hardstanding on Chorlton Street, previously used as a surface car park associated with Minshull House. Part of the proposal involves work on land owned by the local highways authority and by the Canal and River Trust.

The site is adjacent to Whitworth Conservation Area which is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920 and has historical importance due to its significance for the textile industry in Manchester.

To the north on the opposite side of the canal is the Grade II* Listed Crown Courts and the Grade II* Listed London Road Fire & Police Station is to the south east. The Shena Simon Sixth Form College, Grade II, is on the opposite side of Chorlton Street and the University of Manchester Sackville Building, Grade II, is to the south.

Planning and listed building consent was granted in 2017 for - Conversion of buildings to provided 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access (application ref no's 115570/FO/2017and 115571/LO/2017). The consents are currently being implemented.

Description of development

As implementation of the development has progressed on site and further intrusive investigations have resulted in a number of amendments being necessary as a result of design development, building constraints and fire safety requirements to support the conversion of the buildings to mixed use residential and commercial accommodation. There have also been a number of minor amendments to the originally approved scheme.

Changes made are typically related the following reasons:

- Consultant change at Work Stage 3 and resultant peer review, particularly by the new incoming structural engineers;
- Design development through discussions here resulted in the retention of more of the existing fabric and was favoured as a positive change for the Listed Buildings;
- Unexpected conditions revealed following strip out works or unforeseen site constraints; and
- Literature changes from manufacturers in light of regulation changes; particularly in relation for fire protection/ retardant products.

Consent is now sought to agree amendments to the previous listed building consent (S19 internal and external works) and to the previous planning permission (S96 external works).

Externally the amendments are as follows:

- minto window treatment (condition 32);
- wholesale replacement of existing roof slates to both buildings;
- omission of secondary plant deck - G5 kit in tenant demise (extract fans) and in landlord plant room (supply AHU) - Minshull House ;
- change to profiled aluminium cladding from stained timber weatherboarding - Minshull House;
- shrouding to service risers omitted from plant deck - Minshull House;
- window layout to third floor chorlton square adapted - Minshull House;
- aperture size to windows reduced arrangement (glass to solid ratio) changed to escape stair windows - Minshull House;
- solid vent panel omitted from slot glazing (type 5 window) - Minshull House;
- new timber door to little david street to replace existing door – Minto;
- minto entrance door amended to single door/open outward – Minto;
- spandrel depth increase to G4 shopfront + type 07 window - Minshull House;
- additional spandrel element windows above G4/G5 entrances - Minshull House;
- extent of canopy increased by 300mm above G4 and G5 commercial unit entrances - Minshull House;
- external existing steelwork to have painted finish of red oxide - Minshull House;
- vision panels required for external doors;
- omitted curved glazed sections to window arches at level 02 + 03 replaced with smaller solid panel in arches with larger glazing panels below - Minshull House;
- solid blanking panels to G4 entrance level 01 windows replaced with glazing panel - Minshull House;
- openings to level 00 updated to include louvre in side panels, existing lintel to be exposed and bin/bike store doors both to be louvred- Minshull House;
- level 03 existing lintels to be left exposed - Minshull House;
- orientation of second bay windows flipped – Minshull House;
- projecting window sleeve to rear elevation – Minshull House;

- Omission of signage canopy- Minshull House ;
- Amendment to mhvr vent design - Minshull House;

Internally the changes comprise:

- retention of loading bay transfer structure – Minto
- core redesign to retain more of the existing central spine wall – Minto
- change in tanking system to egg crate/ cavity drain tanking system – Minto I
- underdrawing of soffits -- Minto and Minshull
- omission of independent steel floor/strong floor above existing floorboards to raised access floor above the existing floorboards
- and independent soffit below - – Minto and Minshull
- connection to site wide CHP – Minshull
- service distribution to core corridor spaces split across h/l and l/l. all high level at WS3 – Minshull
- core redesign- Minshull
- retention of existing stair masonry enclosure – Minshull
- demolition of unoriginal composite deck slab – Minshull
- insitu existing unoriginal insitu concrete wall - Minshull

Consultations & Notification Responses

Publicity – The S19 (130264/JO/2021) application was advertised as affecting a listed building, a site notice was displayed adjacent to the site. No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Design Issues and impact on the Character and Fabric of the Listed Building and Conservation Area – It is considered that the proposal seeks to return the building to active use through the relevant alterations necessary to create an attractive residential and commercial environment.

Given the Grade II Listed status of the Minto and Turner and Minshull Buildings it is noted that a conservation-led approach has been adopted in developing the proposals based on a detailed understanding of its heritage significance and this has followed through with the approach to design development and consequent approach to necessary amendments. This approach has sought to manage and mitigate heritage impacts as a consequence of providing the necessary levels of structural and fire safety. The proposed works would incur a range of impacts to historic fabric ranging from a greater level of intervention required to for fire safety purposes to the retention of more historic fabric to mitigating impacts by replacing historic fabric on a like for like basis where retention has not been possible. For example the works to the original service stairs and section of internal party wall were originally considered to be moderate adverse but now the impact improved as revised orientation more in line with original arrangement and resulted in further retention of the existing spine wall. The omission of the signage canopy would allow more of the existing fabric to remain exposed.

In terms of the required inclusion of underdrawing of the original floorboards. Whilst this was considered to have a great visual impact to the buildings during planning consultation, it is accepted that protection of the heritage asset and building users far outweighed the visual impact/concealment of the floorboards and ultimately this would be reversible if the use of the building changed in the future. It is noted that a concerted effort has been made by the applicants to expose as much of the existing structure as deemed acceptable in maintaining life safety.

It is considered that the need for the proposed interventions has been tested thoroughly (where appropriate through a series of options analysis – as demonstrated in the submitted Design and Access Statements) and where possible the approach has been one of ensuring an appropriate level of mitigation for the various impacts which need to be considered within the wider vision of securing the future viable use of the heritage asset in terms of its previously approved use for residential accommodation.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the small instances of physical harm resulting from the proposed amendments are necessary in terms of progressing a suitable scheme which is fit for purpose and that the impact on the special character and fabric of the Mill Buildings would be less than substantial, and is balanced by the legislative requirement to secure a viable future use for the heritage asset.

The public benefits of the proposals include the following:

- The proposed works have been developed with a detailed understanding of the architectural and historic significance of the building, as set out within the Heritage Statement. The proposed works form part of a wider refurbishment and repair of a Grade II listed building enabling it to be brought back into active use. There are therefore demonstrable heritage benefits.
- The delivery of the proposed use would support growing sectors and act a stimulus to economic growth, delivering wider regeneration benefits within the Aytoun Street East SRF area and Manchester city centre.

As any harm is considered to be 'less than substantial', paragraph 202 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits.

In the context of the NPPF and S66 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits and where there is harm, this would be less than substantial. It is considered for the reasons outlined above that the overall approach to the conversion of the space would, subject to conditions relating to matters of detail have an acceptable impact on the character and historic fabric of the listed building.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 199 and 202 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies and 19.1

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

130264/JO/2021

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Condition 1 (Formerly Condition 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) KAM-SKM-LB-00-DR-A-(00)001 (a) site location plan-d, KAM-SKM-LB-00-DR-A-(00)002 (a) proposed site layout-a, AW (00) 004 existing site plan;

(b) KAM-SKM-MT-B1-DR-A-(00)115 (a) mt basement demolitions, mt KAM-SKM-MT-UG-DR-A-(00)116 (a) ground demolitions, KAM-SKM-MT-01-DR-A-(00)117 (a) mt first demolitions, KAM-SKM-MT-02-DR-A-(00)118 (a) second demolitions-d, KAM-SKM-MT-03-DR-A-(00)119 (a) mt third demolitions, KAM-SKM-MT-RF-DR-A-(00)120 (a)mt roof demolitions, KAM-SKM-MH-00-DR-A-(00)121 (a) mh ground demolitions, KAM-SKM-MH-01-DR-A-(00)122 (a) mh first demolitions-d, KAM-SKM-MH-02-DR-A-(00)123 (a) mh second demolitions, KAM-SKM-MH-03-DR-A-(00)124 (a) mh third demolitions and KAM-SKM-MH-RF-DR-A-(00)125 (a) mh roof demolitions-d;

(c) KAM-SKM-MT-B1-DR-A-(00)140 (a) mt pro basement, KAM-SKM-MT-00-DR-A-(00)141 (a) mt pro ground, KAM-SKM-MT-UG-DR-A-(00)142 (a) mt pro upper ground, KAM-SKM-MT-01-DR-A-(00)143 (a) mt pro first, KAM-SKM-MT-02-DR-A-(00)144 (a) mt pro second, KAM-SKM-MT-03-DR-A-(00)145 (a) mt pro third and KAM-SKM-MT-RF-DR-A-(00)146 (a) mt pro roof;

(d) KAM-SKM-MH-00-DR-A-(00)150 (a) mh pro ground , KAM-SKM-MH-01-DR-A-(00)151 (a) mh pro first, KAM-SKM-MH-02-DR-A-(00)152 (a) mh pro second, KAM-SKM-MH-03-DR-A-(00)153 (a) mh pro third and KAM-SKM-MH-RF-DR-A-(00)154 (a) + KAM-SKM-MH-RF-DR-A-(00)157 (a) mh pro roof;

(e) AW (00) 200 mt exg long elevations-e, AW (00) 201 mt exg short elevations-d, AW (00) 202 mh exg long elevations-d

AW (00) 203 mh exg short elevations-d and , AW (00) 204 mh exg courtyard eles-d;

(f)KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 01, KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 02, KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 03 ,KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 04 , KAM-SKM-MT-ZZ-DR-A-(00)206 (a) mt demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)220 (a) mh demolitions 01, KAM-SKM-MH-ZZ-DR-A-(00)218 (a)mh demolitions 02, KAM-SKM-MH-ZZ-DR-A-(00)219 (a) mh demolitions 03, KAM-SKM-MH-ZZ-DR-A-(00)217 (a) mh demolitions 04, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 06, KAM-SKM-MH-ZZ-DR-A-(00)215 (a)mh demolitions 07 , KAM-SKM-MH-ZZ-DR-A-(00)215 (a mh demolitions 08 and KAM-SKM-MT-ZZ-DR-A-(00)240 (a) and KAM-SKM-MT-ZZ-DR-A-(00)241 (a) mt pro long elevations;

(g) KAM-SKM-MT-ZZ-DR-A-(00)242 (a) mt pro short elevations , KAM-SKM-MH-ZZ-DR-A-(00)260 (a) and KAM-SKM-MH-ZZ-DR-A-(00)261 (b)mh pro long elevations , KAM-SKM-MH-ZZ-DR-A-(00)264 (a) and KAM-SKM-MH-ZZ-DR-A-(00)265 (a) mh pro short eles 01, KAM-SKM-MH-ZZ-DR-A-(00)262 (a) and KAM-SKM-MH-ZZ-DR-A-(00)263 (a) mh pro short eles 02/ 03, AW (00) 240 (rev a) pro chorlton st elevation , AW (00) 241 (rev a)pro little david st ele, AW (00) 242 (rev a) pro canal st elevation , AW (00) 300 (rev d) mt exg sections long, AW (00) 302 (rev d) mt exg sections short, AW (00) 303 (rev d) mh exg sections long 01, AW (00) 304 (rev d) mh exg sections long 02 and AW (00) 305 (rev d) mh exg sections short;

(h) KAM-SKM-MT-ZZ-DR-A-(00)340 (a) mt pro long section , KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 01, KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 02, KAM-SKM-MH-ZZ-DR-A-(00)365 (a) mh pro section 01, KAM-SKM-MH-ZZ-DR-A-(00)368 (a) mh pro section 02, KAM-SKM-MH-ZZ-DR-A-(00)361 (a) mh pro long section, KAM-SKM-LB-00-DR-A-(00)020 (a) pro site section 01 , KAM-SKM-LB-00-DR-A-(00)021 (a) pro site section 02, KAM-SKM-MT-ZZ-DR-A-(21)520 (a) mt pro ext deck section-a, AW (25) 100 mt exg soffit basement-a, AW (25) 101 mt exg soffit gd-a and AW (25) 102 mt exg first-a;

(i) KAM-SKM-MT-B1-DR-A-(45)140 (a) mt pro soffit basement , KAM-SKM-MT-UG-DR-A-(45)142 (a) mt pro soffit upper gd, KAM-SKM-MT-01-DR-A-(45)143 (a) mt pro soffit first, KAM-SKM-MT-02-DR-A-(45)144 (a) mt pro soffit second , KAM-SKM-MT-03-DR-A-(45)145 (a) mt pro soffit third , KAM-SKM-MH-00-DR-A-(45)150 (a) mh pro soffit ground, KAM-SKM-MH-01-DR-A-(45)151 (b) mh pro soffit first , KAM-SKM-MH-02-DR-A-(45)152 (a) mh pro soffit second , KAM-SKM-MH-03-DR-A-(45)153 (a) mh pro soffit third, KAM-SKM-MT-ZZ-DR-A-(23)514 (a) typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)566 (a) mh typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)561 (a) mh typical floor build-up KAM-SKM-MT-ZZ-DR-A-(23)511 (a) and KAM-SKM-MT-ZZ-DR-A-(23)512 (a) mt typical floor build-up and AW (31) 215 mt pro window type-a';

(j) KAM-SKM-MT-ZZ-DR-A-(31)500 (a) mt pro shopfront unit G1, KAM-SKM-MT-ZZ-DR-A-(31)502 (a) mt pro residential entrance, AW (00) 260 mh pro shopfront unit G3, KAM-SKM-MH-ZZ-DR-A-(31)522 (a) mh pro shopfront unit G4 , KAM-SKM-MH-00-DR-A-(20)290 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 273 (a) mh pro shopfront G5 ext, AW (00) 263 mh pro shopfront unit G5-a, AW (00) 265 mh pro residential entrance;

(k) Kampus Listed planning condition 3 submission external materials 22-07-21;

Air Brick details sample sign off document 07.03;

Documents as follows: Sample sign-off 01.01 brickwork cleaning 11 01 2019, sample sign-off 01.02 brickwork infills + mortar 14 07 2021, sample sign-off 01.03 mortar 14-07-21, sample sign-off 01.04 stone 05 04 2019, sample sign-off 02.01 external escape staircases 22 07 2019, sample sign-off 02.02 external existing features 12 05 21, sample sign-off 02.03 aluminium cladding 18 03 21, sample sign-off 03.01 timber windows 22 07 21, sample sign-off 03.02 aluminium windows 22 07 21, sample sign-off 03.03 aluminium louvres 14 07 21, sample sign-off 03.04 aluminium shopfronts 14 07 21, sample sign-off 04.01 existing doors 19 07 21, sample sign-off 04.02 timber doors 30 11 2020, sample sign-off 04.02 glazed doors 30 11 2020, sample sign-off 04.04 louvred doors 25 01 2021, sample sign-off 05.01 roof tiles 18 09 2018, sample sign-off 05.02 roof lights 14 05 21, sample sign-off 06.01 planters + balustrades 16 02 21, sample sign-off 06.02 plant deck - decking 20 07 21, sample sign-off 07.01 rainwater goods 18 11 2020, sample sign-off 07.02 extract duct cowling 22 07 21, sample sign-off 08.01 minto & turner sign 15 05 19, sample sign-off 09.01 landscaping (little david street) 06 05 21, sample sign-off 09.02 entrance portal 14 07 21 and sample sign-off 05.03 flat roof covering 20 07 21

(l) Condition 6(o) interfaces - (a) Dwg (21)530 - cloister wall head/base details (minto + turner), (21)536 - cloister floor/ceiling abutment to external wall (minto + turner), (22)550 - blockwork wall abutment to existing wall (applicable to both listed buildings), (22)560 - typical partition abutment to existing wall (applicable to both listed buildings), (23)514 - typical party wall conditions (minto + turner), (23)515 - party wall condition/semi enclosure to beam (minto + turner), (23)519 - typical ceiling + raised floor abutment to existing wall (minto + turner) (23)566 - typical party wall conditions (detail 02) (minshull house), (23)576 - blockwork wall abutment to existing floor (applicable to both listed buildings), (23)570 - typical ceiling + raised floor abutment to existing wall (minshull house), (23)573 - typical dropped ceiling details (minshull house), (27)501 - detail junction partition to roof (minto + turner) and (27)553 - detail junction partition to roof (minshull house); (b) Horbury detail - Kampus - MF Ceiling at Bathroom wall interface and Horbury detail - Kampus Minshull House Twin head details; and (c) Sked KM Note 07 04 2020;

(m) Condition 6k (Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement) - Existing Features Schedule rev a 20 11 2019; Dwgs SKE 09 REV C, SKE

08 REV C, HT145 REV B, HT 243 REV B, HT 242 REV B, HT 241 REV B, HT 240 REV B, HT 144 REV B, HT 143 REV B, HT 141, HT 140 REV B, HT 260 TO 265 REV B, HT 150 TO 153 REV B and SKE 08 SKEO9 REV A; and external escape stair colour - 19 07 2019 document as amended and supplemented by FUNCOSIL FC SPECIFICATION (Internal application); Shed KM Note 24-02-20 as amended by 06 04 2020 and attachments; WML Schedule of Works & Specification for Treatment of Corroded Canal Street Fire Escape Steelwork Kampus Listed Buildings on behalf of Mount Anvil April 2019; and Kampus Manchester, Minshull Building - Façade Brickwork Monitoring, Richard Baister October 2020, Dwg QD 1363 / K3-la-test and Shed KM covering e-mail dated 16-11-21 and Shed KM e-mail 06 07 20

(n) Condition 6m (Details of works to cantilevered overhang to Minshall House - KAM-SKM-MH-ZZ-DR-A-(00)261-minshull house o proposed north elevation; KAM-SKM-MH-ZZ-DR-A-(20)280-minshull house o detail north elevation; KAM-SKM-MH-ZZ-DR-A-(21)610-minshull house o lightweight wall - typ. details 01; KAM-SKM-MH-ZZ-DR-A-(21)611-minshull house o lightweight wall - typ. details 02; KAM-SKM-MH-ZZ-DR-A-(27) 610-minshull house o rear roof details; SK 230 REAR ELEVATION MVHR TERMINATION; DR A 20 280 C2 MINSHULL- DETAIL NORTH ELEVATION, TYPICAL detail; DR A 21 610 C2 MINSHULL- LIGHTWEIGHT WALL TYPICAL DETAIL; DR A 21 611 C2 MINSHULL- LIGHTWEIGHT WALL, TYPICAL DETAIL ; DR A 27 610 C2 MINSHULL HOUSE- NORTH GABLE ROOF DETAILS; and Shed KM Note 01 10 20

(o)SKM FN_CON 3 External Materials_Minshull House Cladding_190228 and con_33m_cladding sample image
SK 219-3 WINDOW TYPE T5 (Overhang);

(p) Condition 6 p (surface materials Little David Street): Dwgs 1703-EXA-00-GF-DR-L-114, 1703-EXA-00-GF-DR-L-203, 1703-EXA-00-GF-DR-L-300, 1703-EXA-00-GF-DR-L-301 (refer to drawings 04+05), 1703-EXA-00-GF-DR-L-303 (refer to drawing 07), 1703-EXA-00-GF-DR-L-313 (refer to drawing 04), 1703-EXA-00-GF-DR-L-514 and 1703-EXA-00-GF-DR-L-900 all as subsequently amended by: Shed KM Design Notes 06-03-20 and 01.03.21, Exterior Architectures e-mail 03-06-20 and on the basis of Mount Anvil's e-mail 06-04-21 and attached images;

(q) Condition 6f (external cleaning) Dwgs SKM MH CON33f external cleaning elevations (shedkm) and SKM MT CON33f external cleaning elevations (shedkm); and Shed KM's Note dated 07 03 2019;

(r) Condition 6n (making good of elements post demolition)- Kampus listed demolition schedule; Kampus listed mh demolition comparison; and Dwgs 60 REV C01 MINTO & TURNER BUILDING CONDITION 33 - TYPICAL DETAILS , CONDITION 33N - SCHEDULE REFERENCE DRAWINGS (29 dwg pack), 166 REV C02 MINSHULL HOUSE, 165 C01 MINSHULL HOUSE, 161 REV C01 MINSHULL HOUSE, 154 REV C01 MINSHULL HOUSE, 104 REV C01 MINSHULL HOUSE, 103 REV C01 MINSHULL HOUSE, 101 REV C02 MINSHULL HOUSE, 003 REV C01 MINTO & TURNER BUILDING and 001 C03 - MINTO & TURNER BUILDING; as amended by R&M-K-01-01 STAIRS MT-101 REV B[2], R&M-K-01-02 STAIRS MT-101 REV B(2), R&M-K-01-03 STAIRS MT-101 REV B[2], Staircase photo stamped as received on 12-11-21 and Shed KM e-mail with detail 30-03-21, Note 18-09-19 as amended by Note 25-02-20 and 06-04-20;

(s) Condition 6d - Shed KM letters dated 11 12 2018 and 9 January 2019 and condition 33d plant deck enclosure analysis; and compliance with the following: SKM 190109 PLANT DECK LAYOUT;

(t) Condition 6g (Details 2) con 6g schedule of removal of redundant signage + fixtures;

(u) Condition 6l (making good of lowered eills) Shed KM letter dated 14 01 2019 and dwg SKM SK190114 mh proposed rear elevational opening;

(v) Condition 6a (schedule of repairs)-(a) Shed KM letter dated 09 01 2019 in relation to Structural, Roof and Masonry Repairs;

(b) 29532-03 - Timber Inspection Report - Minshull Building (Trace Remedial) and 29532-03 - Timber Inspection Report - Minto Building (Trace Remedial);(c) Beam repair sample review approval on site 13.08.18 where sample was approved; (d) WML Remedial Package Information;(e) Dwgs KAM-WML-ZZ-GF-DR-S-180 Rev T01, KAM-WML-ZZ-01-DR-S-181 Rev T01, KAM-WML-ZZ-02-DR-S-182 Rev T01

KAM-WML-ZZ-03-DR-S-183 Rev T01, KAM-WML-ZZ-ZZ-DR-S-185 Rev T01, KAM-WML-ZZ-ZZ-DR-S-186 Rev T01

KAM-WML-ZZ-ZZ-DR-S-187 Rev T01, KAM-WML-ZZ-B1-DR-S-080, KAM-WML-ZZ-GF-DR-S-081, KAM-WML-ZZ-01-DR-S-082

KAM-WML-ZZ-02-DR-S-083, KAM-WML-ZZ-03-DR-S-084, 7651-KAM-WML-ZZ-ZZ-DR-S-086 and 7651-KAM-WML-ZZ-ZZ-DR-S-087; and

(f) KAM-SKM-MT-RF-DR-A-(27)500 mt roof details 01 and KAM-SKM-MH-RF-DR-A-(27)550 mh roof details 01;

(w) Condition 6 (cloister window linings) -details within Shed KM's note dated 11 01 2019 (agreement of the details of the planters and balustrades condition 3);

(x) 6 (b) (existing features audit) Minto & Turner Building - Heritage Features Assessment (Heritage Project Management)

*Supplementary notes from Richard Baister on previous MCC observations (below); and Shed KM Note dated 08 02 2019;

(y) Condition 6 i (structural works) (a) Shed KM MINTO & TURNER CONDITION 33I SUBMISSION o STRUCTURAL WORKS document stamped as received on 13 11 20; (b)WML structural strategy summary (WML); (c)Method Statements RD-CS05, CS17, LR10 and RW03; and

(d) Dwg KAM-WML-ZZ-ZZ-DR-S-087-C01; as amended and supported by Plant Deck Addendum Dwgs and by Shed KM's Notes dated 03 04 20 and 11 02 20;

(z) Minshull Building -6 (b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated - Minshull Building - Heritage Features Assessment (Heritage Project Management) and Shed KM's e-mails dated 19-12-18 and 11-02-19;

(aa) Condition 6 j Damp Proofing: Shed KM's MINSHULL HOUSE & MINTO & TURNER BUILDING DESIGN + ACCESS STATEMENT - FEBRUARY stamped as received on 08-10-20 as supplemented and amended by Shed KM's note 20 02 2019 and attachments and as supplemented and amended by Shed KM's notes dated 24 02 2020 and 03 04 2020;

(bb) Shed KM Photographic Record Minto and Turner and Minshull House Parts 01-05 and (on the basis that this is shared with GMAAS);

(cc) Condition 5 (Window Treatment and Louvres)- Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission (Windows) prepared by quadriga; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 1 - Window Condition Report; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 2 - Paint Report & Sample Locations; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 3

- Window Defects Schedule; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 4 - Elevation Reference Drawings; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 5a-c - Reference Photographs; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 6 - Health & Safety Method Statement; and Minto and Turner Windows Update e-mails dated 04-07-18 and 18-07-18; KAM-SKM-MT-ZZ-DR-A-(31) 215 (a), KAM-SKM-MT-ZZ-DR-A-(31) 216 (a), KAM-SKM-MT-ZZ-DR-A-(31) 217 (a), KAM-SKM-MT-ZZ-DR-A-(31) 218 (a), KAM-SKM-MT-ZZ-DR-A-(31) 219 (a), KAM-SKM-MT-ZZ-DR-A-(31) 220 (a), AW (31) 221 (rev -), AW (31) 222 (rev -), KAM-SKM-MT-ZZ-DR-A-(31) 223 (a), KAM-SKM-MT-ZZ-DR-A-(31) 224 (a), KAM-SKM-MT-ZZ-DR-A-(31) 225 (a), AW (31) 240 (rev -), AW (31) 241 (rev -), AW (31) 242 (rev -), AW (31) 243 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 264 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), AW (31) 245 (rev -), AW (31) 246 (rev -), AW (31) 247 (rev -), AW (31) 248 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 279(a), KAM-SKM-MH-ZZ-DR-A-(31) 281(a), KAM-SKM-MH-ZZ-DR-A-(31) 269 (a), KAM-SKM-MH-ZZ-DR-A-(31) 282 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 283 (a).

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

130262/NMC/2021

2) Condition 2 (formerly 6(e) and 6(h)) (MEP final details) shall be implemented in accordance with the following:

Shed KM's letter dated 27-07-20; kampus listed o apartment mep finishes review (shedkm/briggs + forrester); kampus listed o communal area finishes review (shedkm/briggs + forrester); kampus listed o commercial unit review (shedkm/briggs + forrester); SK229 air brick intent detail; SK230 rear elevation mvhr termination detail; KAM-SKM-MH-R1-DR-A-(27)552-minshull house o proposed roof details 03; and Details of slate vents in Shed KM's e-mail dated 21-11-20 and

CON33e MEP Strategy_Sections 00 01 02 (shedkm + TUV SUD), CON33e MEP Strategy_Section 03 (shedkm + TUV SUD)
CON33e MEP Strategy_Section 04 (shedkm + TUV SUD) CON33e MEP Strategy_Section 05 (shedkm + TUV SUD)

and be subject to a review of the extent and need for the Louvre grilles to the Canal Street elevation as tenants are identified.

1) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

2) The proposed amendments relate to changes resulting from detailed design development and technical design development.

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

(a) KAM-SKM-LB-00-DR-A-(00)001 (a) site location plan-d, KAM-SKM-LB-00-DR-A-(00)002 (a) proposed site layout-a, AW (00) 004 existing site plan;

(b) KAM-SKM-MT-B1-DR-A-(00)115 (a) mt basement demolitions, mt KAM-SKM-MT-UG-DR-A-(00)116 (a) ground demolitions, KAM-SKM-MT-01-DR-A-(00)117 (a) mt first demolitions, KAM-SKM-MT-02-DR-A-(00)118 (a) second demolitions-d, KAM-SKM-MT-03-DR-A-(00)119 (a) mt third demolitions, KAM-SKM-MT-RF-DR-A-(00)120 (a)mt roof demolitions, KAM-SKM-MH-00-DR-A-(00)121 (a) mh ground demolitions, KAM-SKM-MH-01-DR-A-(00)122 (a) mh first demolitions-d, KAM-SKM-MH-02-DR-A-(00)123 (a) mh second demolitions, KAM-SKM-MH-03-DR-A-(00)124 (a) mh third demolitions and KAM-SKM-MH-RF-DR-A-(00)125 (a) mh roof demolitions-d;

(c) KAM-SKM-MT-B1-DR-A-(00)140 (a) mt pro basement, KAM-SKM-MT-00-DR-A-(00)141 (a) mt pro ground, KAM-SKM-MT-UG-DR-A-(00)142 (a) mt pro upper ground, KAM-SKM-MT-01-DR-A-(00)143 (a) mt pro first, KAM-SKM-MT-02-DR-A-(00)144 (a) mt pro second, KAM-SKM-MT-03-DR-A-(00)145 (a) mt pro third and KAM-SKM-MT-RF-DR-A-(00)146 (a) mt pro roof;

(d) KAM-SKM-MH-00-DR-A-(00)150 (a) mh pro ground , KAM-SKM-MH-01-DR-A-(00)151 (a) mh pro first, KAM-SKM-MH-02-DR-A-(00)152 (a) mh pro second, KAM-SKM-MH-03-DR-A-(00)153 (a) mh pro third and KAM-SKM-MH-RF-DR-A-(00)154 (a) + KAM-SKM-MH-RF-DR-A-(00)157 (a) mh pro roof;

(e) AW (00) 200 mt exg long elevations-e, AW (00) 201 mt exg short elevations-d, AW (00) 202 mh exg long elevations-d

AW (00) 203 mh exg short elevations-d and , AW (00) 204 mh exg courtyard eles-d;

(f)KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 01, KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 02, KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 03 ,KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 04 , KAM-SKM-MT-ZZ-DR-A-(00)206 (a) mt demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)220 (a) mh demolitions 01, KAM-SKM-MH-ZZ-DR-A-(00)218 (a)mh demolitions 02, KAM-SKM-MH-ZZ-DR-A-(00)219 (a) mh demolitions 03, KAM-SKM-MH-ZZ-DR-A-(00)217 (a) mh demolitions 04, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 06, KAM-SKM-MH-ZZ-DR-A-(00)215 (a)mh demolitions 07 , KAM-SKM-MH-ZZ-DR-A-(00)215 (a mh demolitions 08 and KAM-SKM-MT-ZZ-DR-A-(00)240 (a) and KAM-SKM-MT-ZZ-DR-A-(00)241 (a) mt pro long elevations;

(g) KAM-SKM-MT-ZZ-DR-A-(00)242 (a) mt pro short elevations , KAM-SKM-MH-ZZ-DR-A-(00)260 (a) and KAM-SKM-MH-ZZ-DR-A-(00)261 (b)mh pro long elevations , KAM-SKM-MH-ZZ-DR-A-(00)264 (a) and KAM-SKM-MH-ZZ-DR-A-(00)265 (a) mh pro short eles 01, KAM-SKM-MH-ZZ-DR-A-(00)262 (a) and KAM-SKM-MH-ZZ-DR-A-(00)263 (a) mh pro short eles 02/ 03, AW (00) 240 (rev a) pro chorlton st elevation , AW (00) 241 (rev a)pro little david st ele, AW (00) 242 (rev a) pro canal st elevation , AW (00) 300 (rev d) mt exg sections long, AW (00) 302 (rev d) mt exg sections short, AW (00) 303 (rev d) mh exg sections long 01, AW (00) 304 (rev d) mh exg sections long 02 and AW (00) 305 (rev d) mh exg sections short;

(h) KAM-SKM-MT-ZZ-DR-A-(00)340 (a) mt pro long section , KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 01, KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 02, KAM-SKM-MH-ZZ-DR-A-(00)365 (a) mh pro section 01, KAM-SKM-MH-ZZ-DR-A-(00)368 (a) mh pro section 02, KAM-SKM-MH-ZZ-DR-A-(00)361 (a) mh pro long section, KAM-SKM-LB-00-DR-A-(00)020 (a) pro site section 01 , KAM-SKM-LB-00-DR-A-(00)021 (a) pro site section 02, KAM-SKM-MT-ZZ-DR-A-(21)520 (a) mt pro ext deck section-a, AW (25) 100 mt exg soffit basement-a, AW (25) 101 mt exg soffit gd-a and AW (25) 102 mt exg first-a;

(i) KAM-SKM-MT-B1-DR-A-(45)140 (a) mt pro soffit basement , KAM-SKM-MT-UG-DR-A-(45)142 (a) mt pro soffit upper gd, KAM-SKM-MT-01-DR-A-(45)143 (a) mt pro soffit first, KAM-SKM-MT-02-DR-A-(45)144 (a) mt pro soffit second , KAM-SKM-MT-03-DR-A-(45)145 (a) mt pro soffit third , KAM-SKM-MH-00-DR-A-(45)150 (a) mh pro soffit ground, KAM-SKM-MH-01-DR-A-(45)151 (b) mh pro soffit first , KAM-SKM-MH-02-DR-A-(45)152 (a) mh pro soffit second , KAM-SKM-MH-03-DR-A-(45)153 (a) mh pro soffit third, KAM-SKM-MT-ZZ-DR-A-(23)514 (a) typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)566 (a) mh typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)561 (a) mh typical floor build-up KAM-SKM-MT-ZZ-DR-A-(23)511 (a) and KAM-SKM-MT-ZZ-DR-A-(23)512 (a) mt typical floor build-up and AW (31) 215 mt pro window type-a';

(j) KAM-SKM-MT-ZZ-DR-A-(31)500 (a) mt pro shopfront unit G1, KAM-SKM-MT-ZZ-DR-A-(31)502 (a) mt pro residential entrance, AW (00) 260 mh pro shopfront unit G3, KAM-SKM-MH-ZZ-DR-A-(31)522 (a) mh pro shopfront unit G4 , KAM-SKM-MH-00-DR-A-(20)290 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 273 (a) mh pro shopfront G5 ext, AW (00) 263 mh pro shopfront unit G5-a, AW (00) 265 mh pro residential entrance;

(k) Kampus Listed planning condition 3 submission external materials 22-07-21;

Air Brick details sample sign off document 07.03;

Documents as follows: Sample sign-off 01.01 brickwork cleaning 11 01 2019, sample sign-off 01.02 brickwork infills + mortar 14 07 2021, sample sign-off 01.03 mortar 14-07-21, sample sign-off 01.04 stone 05 04 2019, sample sign-off 02.01 external escape staircases 22 07 2019, sample sign-off 02.02 external existing features 12 05 21, sample sign-off 02.03 aluminium cladding 18 03 21, sample sign-off 03.01 timber windows 22 07 21, sample sign-off 03.02 aluminium windows 22 07 21, sample sign-off 03.03 aluminium louvres 14 07 21, sample sign-off 03.04 aluminium shopfronts 14 07 21, sample sign-off 04.01 existing doors 19 07 21, sample sign-off 04.02 timber doors 30 11 2020, sample sign-off 04.02 glazed doors 30 11 2020, sample sign-off 04.04 louvred doors 25 01 2021, sample sign-off 05.01 roof tiles 18 09 2018, sample sign-off 05.02 roof lights 14 05 21, sample sign-off 06.01 planters + balustrades 16 02 21, sample sign-off 06.02 plant deck - decking 20 07 21, sample sign-off 07.01 rainwater goods 18 11 2020, sample sign-off 07.02 extract duct cowling 22 07 21, sample sign-off 08.01 minto & turner sign 15 05 19, sample sign-off 09.01 landscaping (little david street) 06 05 21, sample sign-off 09.02 entrance portal 14 07 21 and sample sign-off 05.03 flat roof covering 20 07 21

(l) Condition 6(o) interfaces - (a) Dwg (21)530 - cloister wall head/base details (minto + turner), (21)536 - cloister floor/ceiling abutment to external wall (minto + turner), (22)550 - blockwork wall abutment to existing wall (applicable to both listed buildings), (22)560 - typical partition abutment to existing wall (applicable to both listed buildings), (23)514 - typical party wall conditions (minto + turner), (23)515 - party wall condition/semi enclosure to beam (minto + turner), (23)519 - typical ceiling + raised floor abutment to existing wall (minto + turner) (23)566 - typical party wall conditions (detail 02) (minshull house), (23)576 - blockwork wall abutment to existing floor (applicable to both listed buildings), (23)570 - typical ceiling + raised floor abutment to existing wall (minshull house), (23)573 - typical dropped ceiling details (minshull house), (27)501 - detail junction partition to roof (minto + turner) and (27)553 - detail junction partition to roof (minshull house); (b) Horbury detail - Kampus - MF Ceiling at Bathroom wall interface and Horbury detail - Kampus Minshull House Twin head details; and (c) Sked KM Note 07 04 2020;

(m) Condition 6k (Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement) - Existing Features Schedule rev a 20 11 2019; Dwgs SKE 09 REV C, SKE

08 REV C, HT145 REV B, HT 243 REV B, HT 242 REV B, HT 241 REV B, HT 240 REV B, HT 144 REV B, HT 143 REV B, HT 141, HT 140 REV B, HT 260 TO 265 REV B, HT 150 TO 153 REV B and SKE 08 SKEO9 REV A; and external escape stair colour - 19 07 2019 document as amended and supplemented by FUNCOSIL FC SPECIFICATION (Internal application); Shed KM Note 24-02-20 as amended by 06 04 2020 and attachments; WML Schedule of Works & Specification for Treatment of Corroded Canal Street Fire Escape Steelwork Kampus Listed Buildings on behalf of Mount Anvil April 2019; and Kampus Manchester, Minshull Building - Façade Brickwork Monitoring, Richard Baister October 2020, Dwg QD 1363 / K3-la-test and Shed KM covering e-mail dated 16-11-21 and Shed KM e-mail 06 07 20

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(o)SKM FN_CON 3 External Materials_Minshull House Cladding_190228 and con_33m_cladding sample image
SK 219-3 WINDOW TYPE T5 (Overhang);

(p) Condition 6 p (surface materials Little David Street): Dwgs 1703-EXA-00-GF-DR-L-114, 1703-EXA-00-GF-DR-L-203, 1703-EXA-00-GF-DR-L-300, 1703-EXA-00-GF-DR-L-301 (refer to drawings 04+05), 1703-EXA-00-GF-DR-L-303 (refer to drawing 07), 1703-EXA-00-GF-DR-L-313 (refer to drawing 04), 1703-EXA-00-GF-DR-L-514 and 1703-EXA-00-GF-DR-L-900 all as subsequently amended by: Shed KM Design Notes 06-03-20 and 01.03.21, Exterior Architectures e-mail 03-06-20 and on the basis of Mount Anvil's e-mail 06-04-21 and attached images;

(q) Condition 6f (external cleaning) Dwgs SKM MH CON33f external cleaning elevations (shedkm) and SKM MT CON33f external cleaning elevations (shedkm); and Shed KM's Note dated 07 03 2019;

(r) Condition 6n (making good of elements post demolition)- Kampus listed demolition schedule; Kampus listed mh demolition comparison; and Dwgs 60 REV C01 MINTO & TURNER BUILDING CONDITION 33 - TYPICAL DETAILS , CONDITION 33N - SCHEDULE REFERENCE DRAWINGS (29 dwg pack), 166 REV C02 MINSHULL HOUSE, 165 C01 MINSHULL HOUSE, 161 REV C01 MINSHULL HOUSE, 154 REV C01 MINSHULL HOUSE, 104 REV C01 MINSHULL HOUSE, 103 REV C01 MINSHULL HOUSE, 101 REV C02 MINSHULL HOUSE, 003 REV C01 MINTO & TURNER BUILDING and 001 C03 - MINTO & TURNER BUILDING; as amended by R&M-K-01-01 STAIRS MT-101 REV B[2], R&M-K-01-02 STAIRS MT-101 REV B(2), R&M-K-01-03 STAIRS MT-101 REV B[2], Staircase photo stamped as received on 12-11-21 and Shed KM e-mail with detail 30-03-21, Note 18-09-19 as amended by Note 25-02-20 and 06-04-20;

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KAM-WML-ZZ-03-DR-S-183 Rev T01, KAM-WML-ZZ-ZZ-DR-S-185 Rev T01, KAM-WML-ZZ-ZZ-DR-S-186 Rev T01

KAM-WML-ZZ-ZZ-DR-S-187 Rev T01, KAM-WML-ZZ-B1-DR-S-080, KAM-WML-ZZ-GF-DR-S-081, KAM-WML-ZZ-01-DR-S-082

KAM-WML-ZZ-02-DR-S-083, KAM-WML-ZZ-03-DR-S-084, 7651-KAM-WML-ZZ-ZZ-DR-S-086 and 7651-KAM-WML-ZZ-ZZ-DR-S-087; and

(f) KAM-SKM-MT-RF-DR-A-(27)500 mt roof details 01 and KAM-SKM-MH-RF-DR-A-(27)550 mh roof details 01;

(w) Condition 6 (cloister window linings) -details within Shed KM's note dated 11 01 2019 (agreement of the details of the planters and balustrades condition 3);

(x) 6 (b) (existing features audit) Minto & Turner Building - Heritage Features Assessment (Heritage Project Management)

*Supplementary notes from Richard Baister on previous MCC observations (below); and Shed KM Note dated 08 02 2019;

(y) Condition 6 i (structural works) (a) Shed KM MINTO & TURNER CONDITION 33I SUBMISSION o STRUCTURAL WORKS document stamped as received on 13 11 20; (b)WML structural strategy summary (WML); (c)Method Statements RD-CS05, CS17, LR10 and RW03; and

(d) Dwg KAM-WML-ZZ-ZZ-DR-S-087-C01; as amended and supported by Plant Deck Addendum Dwgs and by Shed KM's Notes dated 03 04 20 and 11 02 20;

(z) Minshull Building -6 (b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated - Minshull Building - Heritage Features Assessment (Heritage Project Management) and Shed KM's e-mails dated 19-12-18 and 11-02-19;

(aa) Condition 6 j Damp Proofing: Shed KM's MINSHULL HOUSE & MINTO & TURNER BUILDING DESIGN + ACCESS STATEMENT - FEBRUARY stamped as received on 08-10-20 as supplemented and amended by Shed KM's note 20 02 2019 and attachments and as supplemented and amended by Shed KM's notes dated 24 02 2020 and 03 04 2020;

(bb) Shed KM Photographic Record Minto and Turner and Minshull House Parts 01-05 and (on the basis that this is shared with GMAAS);

(cc) Condition 5 (Window Treatment and Louvres)- Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission (Windows) prepared by quadriga; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 1 - Window Condition Report; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 2 - Paint Report & Sample Locations; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 3

- Window Defects Schedule; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 4 - Elevation Reference Drawings; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 5a-c - Reference Photographs; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 6 - Health & Safety Method Statement; and Minto and Turner Windows Update e-mails dated 04-07-18 and 18-07-18; KAM-SKM-MT-ZZ-DR-A-(31) 215 (a), KAM-SKM-MT-ZZ-DR-A-(31) 216 (a), KAM-SKM-MT-ZZ-DR-A-(31) 217 (a), KAM-SKM-MT-ZZ-DR-A-(31) 218 (a), KAM-SKM-MT-ZZ-DR-A-(31) 219 (a), KAM-SKM-MT-ZZ-DR-A-(31) 220 (a), AW (31) 221 (rev -), AW (31) 222 (rev -), KAM-SKM-MT-ZZ-DR-A-(31) 223 (a), KAM-SKM-MT-ZZ-DR-A-(31) 224 (a), KAM-SKM-MT-ZZ-DR-A-(31) 225 (a), AW (31) 240 (rev -), AW (31) 241 (rev -), AW (31) 242 (rev -), AW (31) 243 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 264 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), AW (31) 245 (rev -), AW (31) 246 (rev -), AW (31) 247 (rev -), AW (31) 248 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 279(a), KAM-SKM-MH-ZZ-DR-A-(31) 281(a), KAM-SKM-MH-ZZ-DR-A-(31) 269 (a), KAM-SKM-MH-ZZ-DR-A-(31) 282 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 283 (a).

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1 , DC20 and DC26.1.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY2
Area Team Boundary - Name: CITY1