MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

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| **Application no.** | 130086/JO/2021 |
| **Date registered valid:** | 28 May 2021 |
| **Proposal:** | Variation of conditions 2 (Approved Drawings and Documents) of application referenced 124457/JO/2019 to allow amendments to the design of the development under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 |
| **Address:** | The Former Dental School, Manchester Museum, Oxford Road, Manchester, M13 9PL |
| **Ward(s):** | Hulme Ward |
| **Applicant:** | S Johnson University of Manchester Oxford Road, Manchester, M13 9PL |
| **Agent (if any):** | J Bedford Purcell 3rd Floor St James, 79 Oxford Street, Manchester, M1 6FQ |
| **Case officer:** | Emily Booth<br>Tel: 0161 234 4193<br>Email: emily.booth@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 19 July 2021 |

## Application details

**Type of application:** Variation or Removal of Condition

**Development type:** Listed building alteration

**Date of site visit:** 12 June 2021

**Standard consultations:**
Printed: 9 June 2021 Expired: 30 June 2021

**Neighbour notifications**
Printed: 9 June 2021 Expired: 30 June 2021

**Site notice**
Posted: 12 June 2021 Expired: 3 July 2021

**Press advert**
Published: 15 June 2021 Expired: 6 July 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

## Description of area

This application relates to the Grade II* and Grade II Listed Manchester Museum, which is located on Oxford Road and has frontages on Oxford Road, Bridgeford Street and Coupland Street. It also adjoins the University Main Quadrangle buildings (former Owen's College (Grade II* Listed).

The museum includes the Grade II Listed Former Dental School, Museum Extensions and Rutherford Building and the Grade II* Original Museum building. The Museum is located within the Manchester University Campus. It is not located in a Conservation Area.

The Museum extensions comprise a number of structures from different periods and differing designs that were constructed between 1888 and 1927 (Grade II Listed). The 1888 building (Grade II* Listed) is the original Manchester Museum and was designed by Alfred Waterhouse.

In 1912 Alfred's son, Paul Waterhouse, designed an extension to the museum, known as the Haworth building and an annex was added the following year (Grade II Listed).

In 1927 the museum was extended once more in line with designs by Alfred's grandson, Michael Waterhouse (Grade II Listed).

In 1977 the museum also acquired the premises vacated by the University Department of Metallurgy (The former Dental School), which is Grade II Listed.

In 2003 the Museum constructed a new extension on Coupland Street to provide a new entrance.

The museum also uses part of the East wing of the Grade II Listed Rutherford Building as store rooms and workshop spaces.

The cluster of buildings (including the Rutherford Building) form a courtyard, and since the 2003 extension this has been the entrance route into the Museum. The courtyard is currently a series of ramped planes that take the visitor from pavement level to ground floor inside the museum. The courtyard is accessed form Coupland Street.

Building Descriptions

The Grade II* Listed 1888 original museum building was constructed as an extension to the Grade II* Listed Owen's College and is six storeys high, with a basement. The external façades are constructed with sandstone ashlar with a red tiled roof with fish scale bands. The elevations incorporate buttresses with arcaded windows filling each bay.

The Grade II Listed Museum Extensions were built between 1911 and 1927:

- The 1911 building is four storeys high with a basement. The elevations were constructed in Sandstone Ashlar to continue the materials of the 1888 building. It was built in Hotel de Ville style with bays and buttresses and a two storey arched bridge over Coupland Street.

- The 1913 building is three storeys high with a basement. The elevations were also constructed in Sandstone Ashlar with a red tile roof and has window bays.

- The 1927 Extension is six storeys high with a basement and attic and the elevation is formed by a large single gabled bay. This building housed the 1927 main museum entrance, which is an arched doorway housed in a projecting porch on the Oxford Road elevation of the complex.

The Grade II Listed former Dental School was designed in 1908 by Charles Heathcote and Sons in the Edwardian baroque style. The elevations were built in red brick with limestone dressings, it is three storeys high with attic and basement. The central bay on the Oxford Street elevation protrudes slightly with an open-segmental pediment, a semi-circular half domed porch at ground level and stone balcony with wrought-iron railings on the second floor. The building has a slate pitched roof in contrast to the Waterhouse buildings.

The Grade II Listed Rutherford Building and Hopkinson memorial wing (formerly the Physical Laboratories) were constructed between 1898 and 1901 and designed by James William Beaumont. The building is L shaped and two to three storeys high with a basement. The elevations are constructed of red brick with stone dressings. The main entrance is located with a large finely detailed stone fronted porch.

When opened it was considered to be the largest and best equipped physical laboratory in the world. It is named in recognition of Ernest Rutherford who led the Manchester physics laboratories between 1907 and 1919, and in this building he carried out ground-breaking research resulting in his discovery of the nuclear atom in 1911, subsequent splitting of the atom in 1917, and the initiation of the field of nuclear physics.

The 2003 extension was designed by Ian Simpson Architects and provided a new double-height glazed Museum entrance and shop contained within a steel-framed lead clad extension to the rear of the 1927 building.

Planning permission was granted in 2018 (118410/FO/2017) for the construction of a two storey extension within the existing courtyard to be attached to the Grade II Listed Manchester Museum Extensions, Redfern Building and Former Dental Hospital. The elevations of the extension would be clad in Faience Terracotta Rain Screen Cladding and the ground floor would incorporate a large amount of curtain wall glazing.

Planning permission was granted in 2020 (124456/JO/2019) to vary conditions 2 (Approved Drawings and Documents) and 12 (Totem) imposed upon planning approval reference 118410/FO/2017 under section 73 of the Town And Country Planning Act 1990 to amend the location of the main entrance and remove the totem from the proposals. The works are ongoing in line with this application.

Various applications to discharge conditions have been submitted and approved.

**Description of development**

This application seeks to amend Condition 2 (Approved Drawings and Documents) of application 124456/JO/2019 to allow the following works:

- The extension of the new entrance slope/stairs to the building line to fully infill the moat.
- Removal of the previously proposed glass guarding along the building line as this is no longer required.
- Introduction of zinc skirting along building line to conceal the waterproofing detail.
- The reduction in height of the feature wall and introduction of handrail/guarding on top.

Applications referenced 130016/JO/2021, 130084/JO/2021 and 130085/JO/2021 have also been submitted for the works.

**Consultations & Notification Responses**

Historic England (North West) - Advised that on the basis of the information available to date, they do not wish to offer any comments, but suggest that we seek the views of our specialist conservation and archaeological advisers, as relevant.

National Amenity Societies - No comments received.

Publicity - The application was advertised in the local press as affecting the setting of a listed building and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals. No replies have been received.

**Issues**

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

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 to section 16 (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.

Paragraph 185 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.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states that 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 securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

The impact of the proposals are the amendments to the approved main entrance on Oxford Road.

These works would have a positive heritage impact through minimising the impact of the ramp on the Oxford Road elevation, the simplification of the works and through the use of high-quality materials to mask new materials that shouldn't be exposed.

Conditions will require the submission and agreement of materials samples and making good works.

It is considered that the works are more beneficial than the approved proposals and so would cause lesser harm to the significance of the affected heritage assets than the approved proposal and are therefore consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given this, the proposals continue to accord with the above policies.

Inclusive Access -

The proposals would remain fully accessible to all.

Given this, the proposals continue to accord with Policies SP1, CC10, T2, T1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

Other Conditions -

Other conditions have been amended to reflect information submitted in discharge of conditions on the previous and current applications to discharge conditions.

**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 polices 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

**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) to be attached to decision for approval OR Reasons for recommendation to refuse**

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/18/0774 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/20/0394 and CDN/21/0413, 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/21/0413 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/19/0735 and CDN/18/0774 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/18/0774 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/18/0774 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/18/0774 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.

## Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
National Amenity Societies

University Of Manchester, Oxford Road, Manchester, M13 9PL
Blackwells University Bookshop, 15 Bridgeford Street, Manchester, M15 6GY
Alan Gilbert Learning Commons, University Of Manchester, Oxford Road, Manchester, M13 9PR
188 Oxford Road, Manchester, M13 9GP
182 - 184 Oxford Road, Manchester, M13 9GP
180 Oxford Road, Manchester, M13 9QQ
178 Oxford Road, Manchester, M13 9QQ
176 Oxford Road, Manchester, M13 9QQ

## 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: CITY1