MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant	Agent (if used)
S Johnson University of Manchester Manchester Museum Oxford Road Manchester M13 9PL	S Shimizu Purcell 3rd Floor St James 79 Oxford Street Manchester M1 6FQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 7 (Materials to be Approved), 8 (Main Extension Design) 10 (Contaminated Land) and 11 (Full and Final Details) of application referenced 124456/JO/2019 (formerly referenced 118410/FO/2017)

Location: Manchester Museum , Oxford Road, Manchester, M13 9PL

Date of application: 28 May 2021

Application number: CDN/21/0358

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 7 (Materials to be approved)
Condition 7 is hereby part discharged in relation to the main extension only, provided that the extension is constructed using the materials presented to the City Council as local planning authority in November 2019 and described within the following information:

The File Note from Tom Brigden of Purcell dated 1 June 2020
The email from Sonoe Shimizu 22 December 2020
The Site Visit Record dated 24 November 2020

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 and specified for use in the approved main extension are considered to be acceptable. 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.

This condition cannot be fully discharged unless and until all materials to be used in the creation of the new main entrance have been submitted to and approved in writing by the City Council as local planning authority.

Condition 8 (Main Extension Design)
Condition 8 is hereby fully discharged provided that the design of the full building envelope of the main extension complies with the following drawings:

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.

Condition 10 (Contaminated Land)
Condition 10 is hereby discharged on the basis of the email from Sonoe Shimizu of Purcell and the Method Statement prepared by Mayo Civils and the copy of J O'Shea and Sons WAC tickets received by the City Council as local planning authority on 10 May 2021.

Condition 11 (Full and Final Details)
Condition 11 is hereby discharged provided that the works are implemented fully and only in accordance with the following information:

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

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 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.

Date: 28 July 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.