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

Real Estate Investment (Thomas Street) Ltd
9th Floor
80 Mosley Street
Manchester
M2 3FX

Agent (if used)

Miss Hannah Payne
WSP
8 First Street
Manchester
M15 4GU

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Details 1), 4 (Details 2), 6 (Archaeology) 7 (Photographic Record) and 8 (Scaffolding) attached to application ref no 113476/LO/2016

Location: 42 - 46 Thomas Street, Manchester, M4 1ER

Date of application: 15 June 2020

Application number: CDN/20/0398

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 3 (Details 1)
Condition 3 (Details 1) - On the basis of the submitted information ,whilst the THOMAS STREET, MANCHESTER, No. 7 KELVIN STREET, STRUCTURAL WORKS, Project No 1601-09, March 2021, Rev: P02, TST-REN-00-XX-RP-S-00001 by Renaissance is noted and supported as an approach given the need for further ongoing survey work as part of the project delivery including detailed NBS specifications for all works such as repointing and rebuilding - ie mortar mix and finish etc shall be submitting along with detailed task based method statements of the proposed works (ie how will the contractors approach each task identified on the drawings including protection and to avoid and further damage of collapse, including how the scaffolders will modify the scaffold to carry out the repairs whilst still providing stabilisation prior to each element of the repair and refurbishment work commencing) the condition cannot be discharged.

Condition 4 (Details 2)
Condition 4 (Details 2) - This is not an overall pre-commencement condition just prior to commencement of the items as listed in the condition.

Condition 6 (Archaeology)
Condition 8 (Archaeology): On the basis of a programme of archaeological works being undertaken in accordance with 42-50 Thomas St & 7 Kelvin Street, Manchester, Written Scheme of Investigation (WSI) Application no.s : 113476/LO/2016 & 113475/FO/2016. Condition 6. LBC Ref: 113476/LO/2016 & Condition 8. PA Ref: 113475/FO/2016

to comprise

1. A phased programme and methodology of investigation and recording to include:
- a Historic England Level 3 historic building survey in accordance with: '42-50 Thomas St. & 7 Kelvin Street, Manchester - Written Scheme of Investigation, final issue by Stephen Levrant Heritage Architecture, dated 22nd May 2020'
- a watching brief on the soft-strip (where necessary) in accordance with: '42-50 Thomas St. & 7 Kelvin Street, Manchester - Written Scheme of Investigation, final issue by Stephen Levrant Heritage Architecture, dated 22nd May 2020'

2. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the heritage interest represented.

3. Dissemination of the results commensurate with their significance.

4. Provision for archive deposition of the report and records of the site investigation.

the pre-commencement requirements of the condition are discharged. For the avoidance of doubt. Parts 1-4 will need to be complete prior to occupation of the residential accommodation.

Condition 7 (Photographic Record)
Condition 7 (Photographic Record) - on the basis of the following:

Dwg 05013 B1 03 1200 Rev O, Survey Photographs by Renaissance stamped as received 15-06-20 and

IMAGES SUBMITTED AND STAMPED AS RECEIVED 15-06-20 and 42 - 46 Thomas Street, Manchester: Photographic Gazeteer by Heritage Architecture: 9th August 2018

the condition is discharged

Condition 8 (Scaffolding) -
Condition 8 (Scaffolding) - On the basis of the following:

SCAFFOLDING TOWER SPECIFICATION, Scaffolding Tasks Sheets re no 13167A (RAMS) by Crest, Outline Temporary Works Strategy by Renaissance all stamped as received on 29-03-21 and REAL Estate e-mail in relation to Scaffolding (Condition 26-Scaffolding 7 Kelvin Street) dated 14-04-21 the pre-commencement requirements of the condition are discharged.

For the avoidance of doubt if there are any more detailed temporary works (RAMS) and drawings or any fundamental changes to the proposals and any risks that arise on site before or during the works that will cause concerns about the stabiliity of the building structure or need to change the scope or approach to the works, then the City Council need to be informed as soon as possible for agreement to the changes and additional detail as local planning authority.

Date: 21 April 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.