

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

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

Listed Building Consent

Applicant

Peter Street Exclusive Investments Ltd
C/o Agent

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for internal and external alterations, including installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, removal of chimney stack, refurbishment and other associated works, in association with the change of use of upper floors from office (Use Class B1) to hotel (Use Class C1).

Location: 47 Peter Street, Manchester, M2 3NG

Date of application: 2 March 2020

Application number: 125534/LO/2019

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Discussions have taken place with the applicant in a positive and proactive manner to seek resolution of issues arising in relation to dealing with the planning application, and the proposal is considered acceptable.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) Approved plans

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

Drawings

Existing Drawings

0132-2 PL- 000 Rev - Lower Ground Floor as Existing
0132-2 PL- 001 Rev - Site Location Plan
0132-2 PL- 002 Rev - Ground Floor as Existing
0132-2 PL- 003 Rev - First Floor as Existing
0132-2 PL- 004 Rev - Second Floor as Existing
0132-2 PL- 005 Rev - Third Floor as Existing
0132-2 PL- 006 Rev - Roof Plan as Existing
0132-2 PL- 007 Rev - Long Section 1 as Existing
0132-2 PL- 008 Rev - Long Section 2 as Existing
0132-2 PL- 009 Rev - Short Section as Existing
0132-2 PL- 010 Rev - Peter Street Elevation as Existing
0132-2 PL- 011 Rev - Southmill Street Elevation as Existing
0132-2 PL- 012 Rev - Bootle Street Elevation as Existing

Demolition Drawings

0132-2 PL- 050 Rev D Ground Floor Plan Proposed Demolition
0132-2 PL- 051 Rev B First Floor Plan Proposed Demolition
0132-2 PL- 052 Rev D Second Floor Plan Proposed Demolition
0132-2 PL- 053 Rev D Third Floor Plan Proposed Demolition
0132-2 PL- 054 Rev F Roof Plan Proposed Demolition
0132-2 PL- 055 Rev D Long Section 1 Proposed Demolition
0132-2 PL- 056 Rev D Long Section 2 Proposed Demolition
0132-2 PL- 057 Rev D Short Section Proposed Demolition
0132-2 PL- 058 Rev B Peter Street Elevation Proposed Demolition
0132-2 PL- 059 Rev C Southmill Street Elevation Proposed Demolition
0132-2 PL- 060 Rev C Bootle Street Elevation Proposed Demolition

Proposed Drawings

0132-2 PL- 000 Rev D Lower Ground Floor Plan as Proposed
0132-2 PL- 100 Rev I Ground Floor Plan as Proposed
0132-2 PL- 101 Rev H First Floor Plan as Proposed
0132-2 PL- 102 Rev J Second Floor Plan as Proposed
0132-2 PL- 103 Rev G Third Floor Plan as Proposed
0132-2 PL- 104 Rev F Third Mezz Floor Plan as Proposed
0132-2 PL- 105 Rev H Roof Plan as Proposed
0132-2 PL- 106 Rev E Long Section 1 as Proposed 1_100
0132-2 PL- 107 Rev E Long Section 2 as Proposed 1_100
0132-2 PL- 108 Rev E Short Section as Proposed 1_100
0132-2 PL- 109 Rev D Peter Street Elevation as Proposed
0132-2 PL- 110 Rev D Southmill Street Elevation as Proposed
0132-2 PL- 111 Rev D Bootle Street Elevation as Proposed
0132-2 PL- 112 Rev -Context Section

Detail Drawings

0132-2 PL-199 Rev - Existing Roof Cross Section 1:50
0132-2 PL-200 Rev - Roof Window and Gutter Detail
0132-2 PL-200A Rev - Existing Gutter Detail
0132-2 PL-201 Rev - Roof Window Head Detail
0132-2 PL-202 Rev A Column and Beam Encasement Detail
0132-2 PL-203 Rev A Beam Encasement Column Head Detail
0132-2 PL-204 Rev A Party Wall_Roof Junction 3rd Flr Detail
0132-2 PL-205A Rev - Exposed Truss Mezzanine Party Wall Detail
0132-2 PL-206 Rev - Mezzanine Floor Detail
0132-2 PL-207 Rev - First Floor Window Detail
0132-2 PL-208 Rev - Second Floor Window Detail
0132-2 PL-209 Rev - Second Floor Window Detail
0132-2 PL-210 Rev - Roof Ridge Detail
0132-2 PL-210A Rev - Existing Roof Ridge Detail
0132-2 PL-211 Rev - First Floor Enhancement Detail
0132-2 PL-212 Rev - Bin Store Detail
0132-2 PL-213 Rev - Plant AOV Detail
0132-2 PL-214 Rev - Roof Level Smoke Vent Detail 1
0132-2 PL-215 Rev - Roof Level Smoke Vent Detail 2
0132-2 PL-216 Rev - Typical Wall Build Ups

Extras

T-DS-01 Rev B Door Types
T-DS-02 Rev C Door Schedule
T-FS Rev C Fire Strategy
T-SP-01 Rev B Outline Specification
T-SS-01 Rev A Stair Section
T-WS-01 Rev A Window Types
T-WS-02 Rev A Window Schedule

Mechanical & Electrical

3278-ZER-XX-ZZ-SC E-6200 Rev T1 Electrical Services, Distribution Schematic
3278-ZER-ZZ-XX-2D E-6300 Rev T2 Electrical Services, Proposed Lighting Strategy
3278-ZER-ZZ-XX-2D E-6400 Rev T2 Electrical Services, ICT Layouts
3278-ZER-ZZ-XX-2D E-6600 Rev T2 Electrical Services, Electrical Distribution Layouts
3278-ZER-ZZ-XX-2D E-6601 Rev T2 Electrical Services, Electrical Wiring Strategy
3278-ZER-ZZ-XX-2D E-6700 Rev T2 Electrical Services, Security Layouts
3278-ZER-ZZ-XX-SC E-6700 Rev T1 Electrical Services, Typical Guest Room Lighting Control Diagram
3278-ZER-ZZ-XX-SC E-6701 Rev T1 Electrical Services, IP TV Distribution Diagram
3278-ZER-ZZ-XX-SC E-6702 Rev T1 Electrical Services, Fire Alarm and Emergency Voice Communication Diagram
3278-ZER-ZZ-XX-2D E-6210 Rev T2 Electrical Services, Standard Guest Room Electrical Services Layout
3278-ZER-ZZ-XX-2D E-6211 Rev T2 Electrical Services, Suite Guest Room Electrical Services Layout
3278-ZER-ZZ-XX-2D E-6212 Rev T2 Electrical Services, Deluxe Guest Room Electrical Services Layout
3278-ZER-XX-XX- SP-E-01 Rev T1 Electrical Performance Specification
3278-ZER-XX-ZZ-SC-M-5200 Rev T2 Mechanical Services, Above Ground Drainage Schematic

3278-ZER-XX-B1-DR-M-5200 Rev T1 Mechanical Services, Basement Above Ground
 Drainage Services Layout
 3278-ZER-XX-LG-DR-M-5200 Rev T2 Mechanical Services, Lower Ground Above
 Ground Drainage Services Layout
 3278-ZER-XX-GF-DR-M-5200 Rev T2 Mechanical Services, Ground Floor Above
 Ground Drainage Services Layout
 3278-ZER-XX-LG-DR-M-5200 Rev T2 Mechanical Services, Lower Ground Above
 Ground Drainage Services Layout
 3278-ZER-XX-01-DR-M-5200 Rev T2 Mechanical Services, First Floor Above Ground
 Drainage Services Layout
 3278-ZER-XX-02-DR-M-5200 Rev T2 Mechanical Services, Second Floor Above
 Ground Drainage Services Layout
 3278-ZER-XX-03-DR-M-5200 Rev T2 Mechanical Services, Third Floor Above Ground
 Drainage Services Layout
 3278-ZER-XX-M3-DR-M-5200 Rev T2 Mechanical Services, Third Floor Mezzanine
 Above Ground Drainage Services Layout
 3278-ZER-XX-R1-DR-M-5200 Rev T2 Mechanical Services, Roof Level Above
 Ground Drainage Services Layout
 3278-ZER-XX-ZZ-SC-M-5300 Rev T2 Mechanical Services, Domestic Water Schematic
 3278-ZER-XX-01-M-5300 Rev T2 Mechanical Services, First Floor Domestic hot and
 Cold Water Services Layout
 3278-ZER-XX-02-M-5300 Rev T2 Mechanical Services, Second Floor Domestic hot and
 Cold Water Services Layout
 3278-ZER-XX-03-M-5300 Rev T2 Mechanical Services, Third Floor Domestic hot and
 Cold Water Services Layout
 3278-ZER-XX-M3-M-5300 Rev T2 Mechanical Services, Third Floor Mezzanine
 Domestic hot and Cold Water Services Layout
 3278-ZER-XX-ZZ-DR-M-5300 Rev T2 Mechanical Services, Lower Ground Floor Tank
 Room Services Layout
 3278-ZER-XX-ZZ-DR-M-5301 Rev T2 Mechanical Services, Second & Third Floor Plant
 room Services Layout
 3278-ZER-XX-ZZ-DR-M-5302 Rev T2 Mechanical Services, Roof Level Plant Space
 Services Layout
 3278-ZER-XX-01-M-5500 Rev T2 Mechanical Services, First Floor Heating and Cooling
 Services Layout
 3278-ZER-XX-02-M-5500 Rev T2 Mechanical Services, Second Floor Heating and
 Cooling Services Layout
 3278-ZER-XX-03-M-5500 Rev T2 Mechanical Services, Third Floor Heating and
 Cooling Services Layout
 3278-ZER-XX-3M-M-5500 Rev T2 Mechanical Services, Third Floor Mezzanine Heating
 and Cooling Services Layout
 3278-ZER-XX-ZZ-SC-5700 Rev T2 Mechanical Services, Ventilation Schematic
 3278-ZER-XX-01-M-5700 Rev T3 Mechanical Services, First Floor Ventilation Services
 Layout
 3278-ZER-XX-02-M-5700 Rev T3 Mechanical Services, Second Floor Ventilation
 Services Layout
 3278-ZER-XX-03-M-5700 Rev T3 Mechanical Services, Third Floor Ventilation Services
 Layout
 3278-ZER-XX-M3-M-5700 Rev T2 Mechanical Services, Third Floor Mezzanine
 Ventilation Services Layout
 3278-ZER-XX-XX-SP-M-01 Rev T1 Mechanical Performance Specification
 3278-ZER-XX-XX-SP-ME-01 Rev T1 Automatic Controls Specification

Structural

SK-080 Rev P03 Basement and Lower Ground Floor GA'S
SK-100 Rev P03 Upper Ground and First Floor GA'S
SK-120 Rev P04 Second and Third Floor GA'S
SK-140 Rev P03 Mezzanine and Roof Floor GA'S
SK-181211 Rev P02 Remedial Details To Timber Beams
SK-181206 Rev P01 Mezzanine Support: Beam Options

10121_E:100:1:1 Scaffold Details

Documents

Design & Access Statement, prepared by Tract Architects Limited Rev K
Planning Statement, prepared by Zerum Dec 2020
Heritage Statement, prepared by Stephen Levrant Heritage Architecture (SLHA)
October 2020
Transport Statement and Travel Plan, prepared by SK Transport
(191113/SK21789/TS01)
Crime Impact Statement, prepared GMP
Noise and Vibration Report, prepared by Sandy Brown Nov 2020
Air Quality Assessment, prepared by Temple
Environmental Standards Statement, prepared by Watergrove Limited
Ventilation Strategy, prepared by Zerum
Energy Strategy, prepared by Zerum
Ecological Assessment, provided by Shape
Bat Survey, Anthony Nickson Ecology July 2020
Window Refurbishment Schedule, prepared by MFA
Structural Report, prepared by Renaissance (PSM-REN-00-XX-RP-S-00001)
Construction Management Plan, including Local Labour Strategy prepared by Michael
Flynn & Associates
Refuse and Servicing Management Strategy, prepared by Kro Hospitality Nov 2020
Refuse Pro-Forma, prepared by Tract Architects Limited Nov 2020
Local Labour Agreement Statement of Intent
Duplex 3D1
Duplex 3D2
Entrance Design Development
Column Study
Schedule of Accommodation rev A

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) Notwithstanding the details submitted with the application, prior to the installation of any material on any external elevation the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all external and internal materials of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used throughout the development, including internal works, details of the glazing, all works to the roof, and a strategy for quality control management; and

(b) 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. The approved materials shall then be implemented as part of the development.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

4) No development shall take place until the applicant or their agents or successors in title has undertaken a Historic England Level 3 historic building survey. This shall be submitted to and approved in writing by Manchester Planning Authority prior to commencement of development, together with details of:

The dissemination of the results commensurate with their significance,
Provision for archive deposition of the report and records of the site investigation.

The survey shall then be disseminated and deposited prior to occupation of the development.

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Before any scaffolding is erected a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the approved details no works relating to each of the following items shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Details of how windows would be removed, repaired and reinstated;
- (b) Details of secondary glazing including its position within the retained window opening;
- (c) Details of the proposed method of external cleaning and repair;
- (d) Final details of proposed structural works;
- (e) Specifications and method statements for works to original fabric and features;
- (f) A detailed audit of all internal features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;

- (g) Final details of the roof top plant, plant deck and closure following final selection of M&E;
- (h) Details of the new stair and lift;
- (i) Full details of any required dampproofing;
- (j) Details of making good parts of the building that are to be the subject of removals and / or demolition; and,
- (k) Internal columns, including options for exposing detailing and features, particularly where the floor to ceiling height is high, potentially to create lower bathroom 'pods' so that the columns and beams are visible above.

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 18 December 2020

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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

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

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

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