

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

Approval of details reserved by condition

Applicant

Allied London Fire Station Limited
Former London Road Fire Station
London Road
Manchester
M1 2PH

Agent (if used)

Miss Nikki Sills
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Application for the partial discharge of condition 14 (heritage fixtures and fittings strategy) attached to previously approved listed building consent application 125714/LO/2019

Location: Former London Road Fire Station , London Road, Manchester, M1 2PH

Date of application: 19 May 2020

Application number: CDN/20/0328

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 14

The following information has been submitted for approval in respect of condition 14:

Drawings

SP01-BF
060270 / 10-B01-03 Rev V01
060270 / 10-B01-02 Rev V01
060270 / 10-B01-01 Rev V01
060270 / 10-03-03 Rev V01
060270 / 10-03-02 Rev V01
060270 / 10-03-01 Rev V01
060270 / 10-02-03 Rev V01
060270 / 10-02-02 Rev V01
060270 / 10-02-01 Rev V01
060270 / 10-01-03 Rev V01
060270 / 10-01-02 Rev V01
060270 / 10-01-01 Rev V01
060270 / 10-00-02 Rev V01

060270 / 10-00-01 Rev V01
060270 / 10-00-03 Rev V01

060270 / SPEC-10-03-04 Rev V01
060270 / SPEC-10-03-05 Rev V01
060270 / SPEC-10-03-06 Rev V01
060270 / SPEC-10-02-06 Rev V01
060270 / SPEC-10-02-05 Rev V01
060270 / SPEC-10-02-04 Rev V01
060270 / SPEC-10-00-06
060270 / SPEC-10-00-05
060270 / SPEC-10-00-04
060270 / SPEC-10-01-04 Rev V01
060270 / SPEC-10-01-05 Rev V01
060270 / SPEC-10-01-06 Rev V01
060270 / SPEC-10-B01-06 Rev V01
060270 / SPEC-10-B01-05 Rev V01
060270 / SPEC-10-B01-04 Rev V01

3336 - D009 Rev P4
3336 - D010 Rev P4
3336 - D011 Rev P4
3336 - D012 Rev P4
3336 - D013 Rev P4

1968-GF-4006 Rev P4
1968-01-4002 Rev P4
1968-02-4002 Rev P4
1968-03-4002 Rev P4
1968-B1-4002 Rev P4

060270 - CUR - 01 - 00 - DR - S - 17002 Rev P05
060270 - CUR - 01 - 01 - DR - S - 20001 Rev P06
060270 - CUR - 01 - 02 - DR - S - 20002 Rev P06
060270 - CUR - 01 - 03 - DR - S - 20003 Rev P06
060270 - CUR - 01 - ZZ - DR - S - 21005 Rev P04
060270 - CUR - 01 - ZZ - DR - S - 21021 Rev P02
060270 - CUR - 01 - ZZ - DR - S - 21031 Rev P02

Demolition drawings

LRFS-PUR-01-B1-DR-A-1053 Rev 13
LRFS-PUR-01-00-DR-A-1054 Rev 13
LRFS-PUR-01-01-DR-A-1055 Rev 13
LRFS-PUR-01-02-DR-A-1056 Rev 13
LRFS-PUR-01-03-DR-A-1057 Rev 13
LRFS-PUR-01-ZZ-DR-A-1060 Rev 8
LRFS-PUR-01-ZZ-DR-A-1061 Rev 8
LRFS-PUR-01-ZZ-DR-A-1062 Rev 7
LRFS-PUR-01-ZZ-DR-A-1063 Rev 8
LRFS-PUR-01-ZZ-DR-A-1064 Rev 11
LRFS-PUR-01-ZZ-DR-A-1065 Rev 12
LRFS-PUR-01-ZZ-DR-A-1066 Rev 11
LRFS-PUR-01-ZZ-DR-A-1067 Rev 11

- The document titled Schedule and Method Statement: Phase 1a Soft Strip Works by Steven Levrant Heritage Architecture, dated 20 November 2020 - Rev B
- The document titled PLAN OF WORK REMOVAL OF FIXED MATERIALS by FIBRE M, ref. F189 C 001, dated 24.04.2020
- The document titled London Road Fire Station Strip-Out/ Enabling Works M&E Services Performance Specification by CWC, ref. 1968 S001 Rev P3, dated 27/01/2020
- The document titled Pre-Construction Information, dated 24 January 2020
- The London Road Fire Station - Internal Defect Observations and Further Investigation Schedule (REV D), dated 27.01.2020
- The London Road Fire Station - Door Schedule, dated 15.03.2018
- The London Road Fire Station Proposed Scope of Trial Pit Investigations, ref. 060270-CUR-00-XX-RP-Z-00020, Rev V01, dated 03 June 2020
- The agent's email of 3 March 2021 regarding the method statement
- The agent's email of 14 April 2021 regarding how the retained items (that are to be temporarily removed) will be labelled, where the items would be stored and protected during the works, and what will happen if/when additional items are discovered.

The information is considered to be acceptable and condition 14 will be partially discharged so long as the development is carried out in accordance with the submitted information.

The condition will only be fully discharged when full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development have been submitted to and approved in writing by the City Council as Local Planning Authority.

Date: 6 May 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 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 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.