

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

Mr Mark Davies
Philip J Davies Holdings PLC
Suite 3.2 My Buro
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Altrincham
WA14 1PF

Agent (if used)

Mr John Boardman
Stephenson Studio Ltd
3 Riverside Mews
4 Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal refurbishment, elevational alterations and external works associated with the creation of ancillary basement storage area, ground floor cafe together with new fascia sign and alterations to the building entrance, car park and boundary treatment

Location: Unit 1 Express Building, 1 George Leigh Street, Manchester, M4 5DL

Date of application: 21 June 2019

Application number: 123620/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Discussions have taken place with the applicant through the course of the application, particularly in respect of the removal of some of the historic features and justification of certain changes to the building. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

Drawings

Al(05)0055 Rev P02, al(05)0060 Rev P02 and al(05)0051 stamped as received by the City Council, as Local Planning Authority, on the 23 September 2019

Al(05)0056 Rev P01, al(05)0057 Rev P01, al(03)0004 Rev P03, al(02) 0001 Rev P03, al(02)0002 Rev P03, al(02)0003 Rev P03, al(02)0004 Rev P03, al(02)0005 Rev P03, al(03)0001 Rev P03, al(03)0002 Rev P03, al(03)0003 Rev P03, al(03)0004 P03, al(02)0020 Rev P02, al(02)0021 Rev P02, al(02)0022 Rev P02, al(02)0030 Rev P02, al(02)0031 Rev P02, al(05)0058 Rev P01, al(05)0059 Rev P02, al(05)0061 Rev P01, al(05)0070 Rev P01, al(05)0071 Rev P01, al(05)0062 Rev P01, al(05)0062 Rev P01, al(05)0052 Rev P02, al(05)0053 Rev P01, al(05)0054 Rev P01 and al(05)0072 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 6 June 2019

Supporting statement

Design and Access Statement and Planning Statement stamped as received by the City Council, as Local Planning Authority, on the 6 June 2019

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) Prior to the commencement of works associated with the removal of all non original features including suspended ceilings, partitions, toilet blocks and other modern interventions a detailed method statement in order to undertaken a 'soft strip' of the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this method statement shall detail how the modern fabric will be removed, method to inform the Local Planning Authority if any original fabric not previously identified is revealed and how the soft strip will minimise the impact on the listed building and how this will be repaired/reinstated should damage be caused. The removal of the modern fabric shall be carried out in accordance with this method.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of the floorboards and other timber work pursuant to policy EN3 of the Manchester Core Strategy (2012)

4) Prior to any external works, a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval 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 on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). 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, as specified in policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding drawing al(05)0055 Rev P02 stamped as received by the City Council, as Local Planning Authority, prior to the removal of the canopy to the front entrance a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of the how the existing canopy will be removed and details of the proposed canopy including, materials, junction and method of fixing to the Listed Building. The approved details shall be implemented as part of the development. Should any parts of the Listed Building become damaged as a consequence of the extension/alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the canopy is appropriate in terms of appearance with regards to the setting of the listed building and the conservation area pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the commencement of alterations to the ground floor windows to create doors to George Leigh Street a detailed method statement and specification (including material specification) for the alteration to the windows shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory works to the windows in order to ensure that the historic fabric is retained and repaired where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) Prior to the commencement of repair and cleaning works to the internal staircases, a detailed method statement and specification (including material specification) for the removal, alteration, repair, cleaning and replacement works for the tiles, walls and handrails shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to salvage and repair the original tiles and other materials wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable

materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Prior to the commencement of works to mechanical and electrical installations, plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary, of all the proposed internal and external mechanical and Electrical (M & E) installations shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed Building and is attached appropriately to the building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the commencement of works to the existing cruciform columns within the building detailed method statement and specification of the alteration, repair and reinstatement of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented as part of the development and the works completed prior to the first occupation of the development.

Reason - To ensure an appropriate repair and maintenance to the columns pursuant to policy EN3 of the Manchester Core Strategy (2012). Saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the commencement of works to the existing steel beams within the building, a detailed method statement and specification in order to reveal, repair and reinstate the beams shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented as part of the development and the works completed prior to the first occupation of the development.

Reason - To ensure an appropriate repair and maintenance to the beams pursuant to policy EN3 of the Manchester Core Strategy (2012). Saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the commencement of works associated with the installation of the new internal partitions, plasterboard ceilings, circulation cores, entrance foyer, feature staircase, internal wall insulation and raised floors of the development, a detailed method statement and specification (including sections, elevations and materials) in association with the installation works (including the removal, alteration and repair of the

historic fabric), shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) Prior to the commencement of works associated with the installation of the proposed signage as indicated on drawing al(05)0060 Rev P02 stamped as received by the City Council, as Local Planning Authority, a method statement and specification (including sections, elevations, materials, method of fixing and level of lighting) in association with the installation works (including the removal, alteration and repair of the historic fabric), shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

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.

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and will require Listed Building Consent. Discussions should be held with the City Council, as Local Planning Authority, in this regard at the earliest opportunity.

Date: 4 October 2019

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 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.