MANCHESTER CITY COUNCIL

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.
- A fee is payable for each request to discharge conditions.
- 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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte Real Estate
2 Hardman Street
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: S19 application to amend conditions 2 (Approved Dwgs and Documents) and 3 (Materials) attached to application ref no 121291/LO/2018

Location: Redfern Building, Redfern Street, Manchester,

Date of application: 21 May 2020

Application number: 126964/JO/2020

Part 2 – Particulars of decision

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

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

a) The location plan referenced Site Location Plan 00-800, Existing Site Plan 00-801 and Proposed Site Plan 00-802;

b) The drawings referenced: Demolition Lower Ground (Sadler's Yard) Level 1 01-811, Demolition Ground Floor Level 2 01-812, Demolition First Floor Level 3 01-813 Rev A, Demolition Second Floor Level 4 01-814 Rev A, Demolition Third Floor Level 5 01-815 Rev A, Demolition Fourth Floor Level 6 01-816 Rev A, Demolition Fifth Floor Level 7 01-817, Demolition Roof/Plant Deck Level 8 01-818, Demolition East Elevation 01- 825,

Demolition North Elevation 01-826, Demolition West Elevation 01-827, Demolition South Lightwell Elevation 01-828, Demolition Lower Ground (Sadler's Yard) Reflected Ceiling Plan Level 1 01-801, Demolition Ground Floor Reflected Ceiling Plan Level 2 01-802, Demolition First Floor Reflected Ceiling Plan Level 3 01-803, Demolition Second Floor Reflected Ceiling Plan Level 4 01-804, Demolition Third Floor Reflected Ceiling Plan Level 5 01-805, Demolition Fourth Floor Reflected Ceiling Plan Level 6 01-806 and Demolition fifth Floor Reflected Ceiling Plan Level 7 01-807;

c) General Arrangement Proposed Lower Ground (Sadler's Yard) Level 1 20-801 Rev C, General Arrangement Proposed Ground Floor Level 2 20- 802 Rev C, General Arrangement Proposed First Floor Level 3 20-803 Rev B, General Arrangement Proposed Second Floor Level 4 20-804 Rev B, General Arrangement Proposed Third Floor Level 5 20-805 Rev B, General Arrangement Proposed Fourth Floor Level 6 20-806 Rev B, General Arrangement Proposed Fifth Floor Level 7 20-807 Rev B, General Arrangement Proposed Roof/Plant Deck Level 8 27-854 Rev A, 20-808 Rev B. Proposed East Elevation 20-825, Proposed North Elevation 20-826 Rev B, Proposed West Elevation 20-827 Rev A, Proposed South Atrium Elevation 20-828, Proposed Section A-A 20-835, Proposed Section B-B 20-836 Rev A, Sadler's Yard Elevation Study 20-840 Rev A, Mayes Street Elevation Study 20-841 Rev A and Roof Terrace Elevation Study 20-843;

d) Dantzic Street East Elevation Making Good/Fabric Analysis Proposed 21-825, Mayes Street North Elevation Making Good/Fabric Analysis Proposed 21-826 Rev A, Sadler's Yard West Elevation Making Good/Fabric Analysis Proposed 21-827, Lightwell Elevations Making good/Fabric Analysis Proposed 21-828, Dantzic Street East Elevation Making Good/Fabric Analysis Existing 21-835, Mayes Street North Elevation Making Good/Fabric Analysis Existing 21-836, Sadler's Yard West Elevation Making Good/Fabric Analysis Existing 21-837 Lightwell Elevations Making good/Fabric Analysis Existing 21-838, Sadler's Yard Elevation - External Wall Details 21-850 Rev A Mayes Street - External Wall Details 21-855 and Roof Terrace - External Wall Details 21-865 Rev A;

e) Proposed Internal Walls General Arrangement Lower Ground (Sadler's Yard) Level 1 22-801, Proposed Internal Walls General Arrangement Ground Floor Level 2 22-802, Proposed Internal Walls General Arrangement First Floor Level 3 22-803, Proposed Internal Walls - General Arrangement First Second Floor Level 4 22-804, Proposed Internal Walls - General Arrangement Third Floor Level 5 22-805 Proposed Internal Walls - General Arrangement Fourth Floor Level 6 22-806, Proposed Internal Walls - General Arrangement Fifth Floor Level 7 22-807, Proposed Internal Wall Types 22-851 Rev A, Proposed Internal Wall Interface Details 01 22-860 and Proposed Internal Wall Interface Details 02 22-861;

f) Sadler's Yard Stair Core A - Demolition Elevations (1 of 2) 24-815, Sadler's Yard Stair Core A - Demolition Elevations (2 of 2), Dantzic Street Stair Core B - Demolition Elevations (1 of 2) 24-820, Dantzic Street Stair Core B - Demolition Elevations (2 of 2), Sadler's Yard Stair Core A - Proposed Elevations (1 of 2) 24-825, Sadler's Yard Stair Core A - Proposed Elevations (2 of 2) 24- 826, Sadler's Yard Stair Core A - Proposed Balustrading - General Arrangement 24-827 Rev A, Dantzic Street Stair Core B - Proposed Elevations (1 of 2) 24-830, Dantzic Street Stair Core B - Proposed Elevations (2 of 2), Dantzic Street Stair Core B - Proposed Ballustrading - General Arrangement 24-837, Sadler's Yard Stair Core A - Details 24- 850, Dantzic Street Stair Core B - Details 24-860 and New Office Accommodation Stair - Details 24-870 rev A; Stair Core B Final Exit 6113-32-515;

g) Roof Details - Roof Terrace 27-851, Roof Details - plant screen 27-852 Rev B, Roof Details - Lift Overrun 27-853 and Roof Details - AOV & Riser Overrun 27-854 RevA;

h) Window Types 31-801 Rev A, Window Types 31-802 Rev B, Window Types 31-803, Window Types 31-804 Rev A, Window Schedule 31-901, Window Types: Proposed East Elevation 31-825, Window Types: Proposed North Elevation 31-826 Rev A, Window Types: Proposed West Elevation 31-827 Rev A, and Window Types: Proposed South Atrium Elevation 31-828;

i) Jamb / Cill / Head Detail - Lower Ground Floor 31-851, Jamb / Cill / Head Detail - Typical Upper 31-852, Jamb / Cill / Head Detail - Fifth Floor 31-853 Rev B and Window Types: Proposed West Elevation 31-827;

j) Proposed Door Types Internal 32-810 Rev B and Proposed Door Types External 32-820 Rev A.

k) Raised Access Floor General Arrangement - Ground Floor 33-802 Rev B, Raised Access Floor General Arrangement - First/Second/Third/Fourth (Typical) Floor 33-803 and Raised Access Floor General Arrangement - Fifth Floor 33-805

l) Proposed Lower Ground (Sadler's Yard) Reflected Ceiling Plan Level 1 35-111 revC, 35-112 revC 35-821, Proposed Ground Floor Reflected Ceiling Plan Level 2 35-601 revA 35-822 Rev B, Proposed First Floor Reflected Ceiling Plan Level 3 35-823, Proposed Second Floor Reflected Ceiling Plan Level 4 35-824 Proposed Third Floor Reflected Ceiling Plan Level 5 35-825, Proposed Fourth Floor Reflected Ceiling Plan Level 6 35-826 Proposed Fifth Floor Reflected Ceiling Plan Level 7 35-827, Lower Ground (Sadler's Yard) Wall Finishes General Arrangement Level 1 42-801 Rev B Ground Floor Wall Finishes General Arrangement Level 2 42-802 Rev B, First Floor Wall Finishes General Arrangement 42-803 Rev A Second Floor Wall Finishes General Arrangement 42-804 Rev A, Third Floor Wall Finishes General Arrangement 42-805 Rev A, Fourth Floor Wall Finishes General Arrangement Level 6 42-806 Rev A and Fifth Floor Wall Finishes General Arrangement Level 7 42-807 Rev A;

m) Lower Ground (Sadler's Yard) Floor Finishes General Arrangement 43-801, Ground Floor - Floor Finishes General Arrangement 43-802 Rev B First Floor - Floor Finishes General Arrangement 43-803, Second Floor - Floor Finishes General Arrangement 43-804, Third Floor - Floor Finishes General Arrangement 43- 805, Fourth Floor - Floor Finishes General Arrangement 43-806 and Fifth Floor - Floor Finishes General Arrangement 43-807;

n) General Vehicle Access Proposed Site Layout 71-802;

o) WC Elevation - Levels 03-06 - AWC 74-805, WC Elevations - Levels 03-06 - CORE A sheet 1 74-810, WC Elevations - Levels 03-06 - CORE A sheet 2 74-811, WC Elevations - Levels 03-06 - CORE B sheet 1 74-815 and WC Elevations - Levels 03-06 - CORE B sheet 2 74-816;

p) Construction Phase Health, Safety & Environmental Plan, Redfern Building, Dantzic Street, Manchester(Issue Date: 10/08/2017 Issue No. 03 Form No. F-HS 033) and Russells Noise and Vibration Control Plan (Redfern);

q) Scaffolding Dwgs HS4743-1B, 2C, 3B and 4 (subject to holes in bricks and joints being repaired with matching materials);

r)Tenant Fit-Out Guide of Redfern, NOMA Manchester June 2020 Prepared by Russell Smith RSS/M172947;

s) Refuse arrangements for Offices (B1) and (A1) as set out in Redfern Waste Proforma dated 12 September 2018 and response to the statutory consultee comments document attached to Deloitte's e-mail dated 25-10-18;

t) The Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding received by the City Council as local planning authority on 3rd November 2018;

u) The Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2018;

v) The Conservation Strategy - Basement Partitions received by the City Council as local planning authority on 14th September 2018;

w) The Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2018;

x) Materials Schedule dated April 2020 as agreed on 30 April 2020 by the City Council as local planning authority;

y) The Noise Impact Assessment Report referenced 24688/NIA1 Revision 2 prepared by Hann Tucker Associates and dated 6th November 2018 in relation to the office uses;

z) Measures within the Energy Strategy Statement prepared by Crookes Walker Consulting and Environmental Standards Statement by AL received by the City Council as local planning authority on 14th September 2018;

aa) Level 2 Historic Building Record prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 20th November 2018;

bb) Window Survey by Window Repair Company Rev 01 received by the City Council as local planning authority on 14th September 2018; and

cc) Redfern Building, Listed Building Structural Report, Curtins Ref: 068952-CUR-00-XX-RP-S-001, Revision: V02, Issue Date: 13 September 2018

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) The development shall be implemented in accordance with items 1 to 8 of the materials schedule as received and agreed by the City Council as local planning authority on 05-05-20

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.

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: 26 June 2020

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 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 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.