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.
- 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

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

Listed Building Consent

Applicant

Mr Mark Clifford
Science and Industry Museum
Liverpool Road
Manchester
M3 4FP

Agent (if used)

Mr Christopher Binsted
Studio Downie Architects LLP
37-41 Gower Street
London
WC1E 6HH

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for urgent repair works to the 1830 Warehouse, required to prevent weather ingress and deterioration of the building fabric, including external facade works and internal works.

Location: 1830 Warehouse, Museum Of Science And Industry, Liverpool Road, Manchester, M3 4FP

Date of application: 1 July 2019

Application number: 124068/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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant.

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:

Site Location Plans Drawings No. 261 / PD / 01 and 261 / PD / 02, stamped as received by the City Council as Local Planning Authority on 12 March 2020.

Drawings No.
180426-CON-1830-00-DR-S-1100 Revision T1
180426-CON-1830-01-DR-S-1101 Revision T1
180426-CON-1830-02-DR-S-1102 Revision T1
180426-CON-1830-0M-DR-S-11001 Revision T1
180426-CON-1830-2M-DR-S-11021 Revision T1
180426-CON-1830-B-DR-S-1099 Revision T1
180426-CON-1830-XX-DR-S-3200 Revision T1
180426-CON-1830-XX-DR-S-3201 Revision T1
180426-CON-1830-XX-DR-S-3202 Revision T1
180426-CON-1830-XX-DR-S-3203 Revision T1
180426-CON-1830-XX-DR-S-3204 Revision T1
180426-CON-1830-XX-DR-S-3205 Revision T1
180426-CON-1830-XX-DR-S-3206 Revision T1
180426-CON-1830-XX-DR-S-3207 Revision T1
180426-CON-1830-XX-DR-S-4000 Revision T1
180426-CON-1830-XX-DR-S-4001 Revision T1
180426-CON-1830-XX-DR-S-4003 Revision T1
180426-CON-1830-XX-DR-S-4004 Revision T3
180426-CON-1830-XX-DR-S-4005 Revision T1
180426-CON-1830-XX-DR-S-4006 Revision T3
180426-CON-1830-XX-DR-S-4007 Revision T1
180426-CON-1830-XX-DR-S-4008 Revision T1
180426-CON-1830-XX-DR-S-4009 Revision T1
180426-CON-1830-XX-DR-S-4030 Revision T1
S-4031 Revision T2
S-4051 Revision T1
20-BSD-420-01-01
20-BSD-420-01-02
261 / PD / 210
261/PD / 211
261/ PD / 212
261/ PD / 213
261/ PD / 214
261/ PD / 220 Rev A
261/ PD / 250 Rev A
261/ PD / 301 Rev A
261/ PD / 310 Rev A
261/ PD / 311 Rev A
261/ PD / 320 Rev A
261/ PD / 321 Rev A
261/ PD / 322 Rev A
261/ PD / 330 Rev A
261/ PD / 10 Rev A
261/ PD / 11 Rev A
261/ PD / 12 Rev B
261/ PD / 13 Rev B
261/ PD / 14 Rev A

261/ PD / 20 Rev A
261/ PD / 50 Rev B
stamped as received by the City Council as Local Planning Authority on 12 March 2020.

Heritage Statement (June 2019 Project Ref 00336A/B/CURW2), stamped as received by the City Council as Local Planning Authority on 01 July 2019.

Structural Specification, stamped as received by the City Council as Local Planning Authority on 12 March 2020.

Timer Decay Survey of Facades of the 1830 Warehouse, stamped as received by the City Council as Local Planning Authority on 12 March 2020.

Investigation of Lime Torching to the Underside of the roof in Bay 04 of the 1830 Warehouse, stamped as received by the City Council as Local Planning Authority on 12 March 2020.

Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 11 May 2020.

Reason - To define the consent, and in the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and appearance of the conservation area and the surrounding listed buildings in in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the approved plans and documents specified in condition 2, prior to the commencement of the external scaffolding required to carry out the works hereby approved full and final details of:

(i) How the scaffolding will be erected, including options considered to minimise harm; and
(ii) How any fixings or alterations to physical fabric shall be appropriately remediated when the scaffold is removed;

shall be submitted to and approved in writing by the City Council as local planning authority.

The scaffold shall be implemented in accordance with the approved details only and when removed any physical fixing points or other associated alterations shall be fully remediated within one month of the scaffold being removed.

For the avoidance of doubt, the design and type of scaffolding used should demonstrably avoid damaging intervention on the listed building such as caused by the use of wall ties. Consideration should firstly, therefore, be to use structural scaffolding or a range of other options for non-structural scaffolding to avoid wall-ties.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character

and appearance of this building and appearance of the conservation area and the surrounding listed buildings in in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of development the following shall be submitted for approval in writing by the City Council as local planning authority:

(a) A programme for the issue of physical samples and specifications of all materials to be used on all external elevations and internal areas of the development and drawings to illustrate details of the full sized sample panels/areas that would be produced.

The programme shall include timings for the submission of samples (including sample areas) and specifications of all materials to be used on all of the development to include jointing and fixing details, and a strategy for quality control management.

For the avoidance of doubt the material samples and specifications shall include:
i) New timber works, including repairs and wood treatments
ii) New stonework
iii) Repair & replacement of any brickwork
iv) Mortar samples
v) Cemties and Heliflex/Helibar brickwork sample areas
vi) Hopper heads
vii) Leadwork

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed in part a of this condition.

The development shall be carried out in accordance with the approved materials and specifications.

Reason - In the interests of visual amenity and because the proposed works affect the setting of designated heritage assets and careful attention to building work is required to protect the character and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the approved plans and documents as specified in condition 2, full and final details (including options analysis, justification and specification as relevant) shall be submitted to an approved in writing regarding each specific part of the approved works as set out below, before each part of these works are commenced:

a) Timber fenders
b) Lintel bearing investigations
c) Fittings to external doors, including painting and repair or replacement of historic fittings
d) Mesh in-fills
e) Redressing of pulleys
f) Torching to Bay 4
g) External leadwork

h) Removal of redundant M&E on roof
i) Removal of any redundant external wiring / camera fixings to external façade
j) Roof flood detection equipment

The works shall then be carried out in full in accordance with the approved full and final details.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and appearance of the conservation area and the surrounding listed buildings in in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of any repairs/works specifically relating to the clearly identified existing structural timber beams, lintels and joists on the approved plans specified in condition 2, final details of the repair method (as proposed on drawings DWGS 180426-CON-1830-XX-DR-S-4030 & 180426-CON-1830-XX-DR-S-4031) shall be submitted to and approved in writing by the City Council as local planning authority. These specific works shall then be carried out in full accordance with the submitted and approved final details.

For the avoidance of doubt the final details shall include a justification for the option of repair proposed.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and appearance of the conservation area and the surrounding listed buildings in in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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 May 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 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.