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	Agent (if used)
Allied London Fire Station Limited C/o Agent	Mrs Deborah Baker Barnett Zerum 4 Jordan Street Manchester M15 4PY

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for internal and external works in association with refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel, workspace/office, commercial floorspace for shop and food and drink uses, residential apartments and leisure, together with access and highways works, servicing, rooftop plant, landscaping and associated works

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

Date of application: 11 December 2019

Application number: 125714/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

Condition(s) attached to this decision

0) Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations
LRFS-PUR-01-ZZ-DR-A-2013 - Proposed London Road Courtyard Elevation
LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C
LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B
LRFS-PUR-01-ZZ-DR-A-1053 REV 3 - Basement Plan Downtakings & Alteration
LRFS-PUR-01-00-DR-A-1054 - Ground Floor Plan Downtakings & Alterations
LRFS-PUR-01-01-DR-A-1055 - First Floor Plan Downtakings & Alterations
LRFS-PUR-01-02-DR-A-1056 - Second Floor Plan Downtakings & Alterations
LRFS-PUR-01-03-DR-A-1057 - Third Floor Plan Downtakings & Alterations
240242-PUR-FS-A-1063 REV 2 - Minshull Street Downtakings and Alteration
LRFS-PUR-01-ZZ-DR-A-1064 - Whitworth St Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1065 - London Rd Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1066 - Fairfield St Courtyard Downtakings and Alterations
LRFS-PUR-01-ZZ-DR-A-1067 - Minshull St Courtyard Downtakings and Alterations
LRFS-PUR-01-00-DR-A-2003 - Proposed Ground Floor Plan
LRFS-PUR-01-01-DR-A-2004 - Proposed First Floor Plan
LRFS-PUR-01-02-DR-A-2005 - Proposed Second Floor Plan
LRFS-PUR-01-03-DR-A-2006 - Proposed Third Floor Plan
LRFS-PUR-01-B1-DR-A-2002 - Proposed Basement Plan
LRFS-PUR-01-RF-DR-A-2007 - Proposed Roof Plan
LRFS-PUR-01-ZZ-DR-A-2008 REV 2 - Whitworth Street Elevation
LRFS-PUR-01-ZZ-DR-A-2009 REV I - London Road Elevation
LRFS-PUR-01-ZZ-DR-A-2010 REV I - Fairfield Street Elevation
LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation
LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan
LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule
LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan
2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations
2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan
2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan
2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation
2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation
2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section
240242-PUR-FS-A-2020 REV 2 - Basement Waste Access & Servicing Strategy
240242-PUR-FS-A-2021 REV 3 - Ground Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2022 REV 3 - First Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2023 REV 3 - Second Floor Waste Access & Servicing Strategy
240242-PUR-FS-A-2024 REV 3 - Third Floor Waste Access & Servicing Strategy
LRFS-PUR-01-ZZ-DR-A-1060 REV 2 - Whitworth Street Downtakings and Alteration
240242-PUR-FS-A-1061 REV 2 - Downtakings and Alteration
240242-PUR-FS-A-1062 REV I - Fairfield Street Downtakings and Alteration
LRFS-PUR-01-ZZ-DR-A-1063 REV 2 - Minshull Street Downtakings and Alteration
060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section
60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation
1968-ME06 P3 Updated Roof Drawing
1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout
1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout
1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout
1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout
1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout
1968-ME27 P01 Proposed Workspace Mechanical Servicing

1968-ME29 P02 Ground Floor Engine Restaurant Servicing

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;
Design and Access Addendum prepared by Purcell;
Fixture and Fitting Strategy prepared by Levitt Bernstein;
Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;
Structural Report including plans prepared by Curtins;
Flood Risk Assessment prepared by Curtins;
Phase 1 Ground Conditions Survey prepared by Curtins;
Phase 2 Ground Investigation Report;
Heritage Significance Statement prepared by Heritage Architecture;
Heritage Impact Statement prepared by Heritage Architecture;
Tenant Design Guide prepared by OBI;
Archaeological Desk Based Assessment prepared by Salford Archaeology;
Ecological Survey prepared by Tyrer Partnership;
Transport Statement prepared by Vectos;
Framework Travel Plan version 5 prepared by Vectos;
Waste Management Strategy prepared by Vectos;
Acoustic Assessment prepared by Sandy Brown;
Energy Statement prepared by Crookes Walker Consulting;
M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;
Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;
Operations Management Plan prepared by Allied London and All Work & Social;
Coroners Court Document prepared by Allied London;
Essential Fabric Repairs Schedule prepared by Allied London;
Construction Management Plan prepared by Allied London;
Visual Survey Document prepared by Levitt Bernstein;
Conservation and Repair Methodologies and Addendum by SLHA;
LRFS Soft Strip Survey by SLHA;
Canopy Design Proposal;
Façade and Balustrade Options Study by Purcell;
Workplace Design Concept by Allied London;
Outline Construction Management and Phasing Statement Rev 3;
Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019

The agent's email of 7 February 2020 with regard to the additional cycle parking

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) Prior to the commencement of development, a programme for the issue of samples and specifications of all materials to be used on all external elevations including windows and roof, the extension within the courtyard, and within the hard landscaped courtyard area of the development shall be submitted to and approved in writing by the City Council, as local planning authority. This shall include details and timings of samples and specifications of all materials to be used within the courtyard and on all external elevations of the development, including jointing and fixing details,

details of the drips to be used to prevent staining and a strategy for quality control management.

b) Samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority prior to installation and in accordance with the schedule of materials and samples as agreed in part a) above. The development shall be carried out in accordance with the approved details.

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.

4) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of secondary structural supports to the external balcony walkways on the internal courtyard elevations and any necessary repairs and/or reinstatement of existing railings on the balconies and the balconies themselves commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

5) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of the new canopies around the perimeter of the courtyard area commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

6) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to any newly formed entrances or modifications to any existing entrances within the ground floor of the building commence (which shall include the hotel entrance, substation entrance and bin store/service entrance), full details of the works proposed for each entrance shall be submitted to and approved in writing by the City Council as Local Planning Authority. Full drawn information relating to scaled elevations, plans and sections shall be submitted as well as method statements for the works including how the terracotta will be dealt with and made good. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

7) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all

mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

8) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

a. signage
b. lighting
c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

9) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

10) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved commercial units commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

11) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the new landscaping within the site and the internal courtyard commence, full details of the proposed works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

12) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the removal of any internal walls within the building commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall provide information on the walls to be removed, a justification for this, a method statement for these works and information on how the remaining building fabric would be made good. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

13) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, all ceilings within the building that were originally lath and plaster shall be reinstated in lath and plaster. This shall include any area of the building that originally had lath and plaster ceilings that are plasterboard or ceilingless at the present time. Full details of the ceilings to be reinstated and a full specification and method statement for the works including materials composition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

14) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before any strip out works within the building commence, a full heritage fixtures and fittings document is required to be submitted to and approved in writing by the City Council as Local Planning Authority. The document shall give a room by room inventory of all original and historic fixtures and fittings within the building and what is proposed for each of them, including whether they are to be retained, disposed of or relocated elsewhere within the building or off-site. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

15) Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

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: 17 April 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.