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

Devonshire (CIS Tower) Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for wholesale internal and external refurbishment of the building for office accommodation on level 1-25 (to include demolition of existing recreational space on the fifth floor, refurbishment of single glazed façade; replacement of solar panels on the service tower; creation of new entrances on Dantzic Street and on the eastern elevation of the building; and works associated within the construction of a 3-storey extension to the Podium for additional office accommodation (Use Class B1) provision of cycle storage, showers and refuse areas; alongside external plant and plant screen at roof level) and removal of external signage and associated works.

Location: CIS Tower, Miller Street, Manchester, M4 4AH

Date of application: 4 February 2020

Application number: 126119/LO/2020

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

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

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:

a) Dwgs 10246-SHP- Z0- XX- XP- A- B5D3- G000- 001 and 10246-SHP- Z0- XX- XP- A- B5D3- G000- 002;

(b) Dwgs 10246-SHP- Z0- NE- EL- A- B5D3- G000- 001 Proposed North East Contextual Elevation, 10246-SHP- Z0- NW- EL- A- B5D3- G000- 001 Proposed North West Contextual Elevation, 10246-SHP- Z0- SE- EL- A- B5D3- G000- 001 Proposed South East Contextual Elevation and 10246-SHP- Z0- SW- EL- A- B5D3- G000- 001 Proposed South West Contextual Elevation;

(c) 10246-SHP- Z1- NE- EL- A- B5D3- G200- 001 Proposed North East Elevation, 10246-SHP- Z1- NW- EL- A- B5D3- G200- 001 Proposed North West Elevation, 10246-SHP- Z1- SE- EL- A- B5D3- G200- 001 Proposed South East Elevation and 10246-SHP- Z1- SW- EL- A- B5D3- G200- 001 Proposed South West Elevation;

(d) Dwgs 10246-SHP- Z1- B3- PL- A- B5D3- G200- 001 Proposed Level B3, 10246-SHP- Z1- B2- PL- A- B5D3- G200- 001 Proposed Level B2, 10246-SHP- Z1- B1L- PL- A- B5D3- G200- 001 Proposed Level B1 Lower, 10246-SHP- Z1- B1- PL- A- B5D3- G200- 001 Proposed Level B1, 10246-SHP- Z1- B1U- PL- A- B5D3- G200- 001 Proposed Level B1 Upper, 10246-SHP- Z1- 00- PL- A- B5D3- G200- 001 Proposed Level 00, 10246-SHP- Z1- 0M- PL- A- B5D3- G200- 001 Proposed Level 00 Mezzanine, 10246-SHP- Z1- 01- PL- A- B5D3- G200- 001 Proposed Level 01, 10246-SHP- Z1- 02- PL- A- B5D3- G200- 001 Proposed Level 02, 10246-SHP- Z1- 03- PL- A- B5D3- G200- 001 Proposed Level 03, 10246-SHP- Z1- 04- PL- A- B5D3- G200- 001 Proposed Level 04, 10246-SHP- Z1- 05- PL- A- B5D3- G200- 001 Proposed Level 05, 10246-SHP- Z1- 06- PL- A- B5D3- G200- 001 Proposed Level 06, 10246-SHP- Z1- 07- PL- A- B5D3- G200- 001 Proposed Level 07, 10246-SHP- Z1- 08- PL- A- B5D3- G200- 001 Proposed Level 08, 10246-SHP- Z1- 09- PL- A- B5D3- G200- 001 Proposed Level 09, 10246-SHP- Z1- XX- PL- A- B5D3- G200- 001 Proposed Level 10-22, 10246-SHP- Z1- 23- PL- A- B5D3- G200- 001 Proposed Level 23, 10246-SHP- Z1- 24- PL- A- B5D3- G200- 001 Proposed Level 24, 10246-SHP- Z1- 25- PL- A- B5D3- G200- 001 Proposed Level 25 and 10246-SHP- Z1- RF- PL- A- B5D3- G200- 001 Proposed Roof Level;

(e) Dwgs 10246-SHP- Z1- AA- SE- A- B5D3- G200- 001 Proposed Section AA, 10246-SHP- Z1- BB- SE- A- B5D3- G200- 001 Proposed Section BB, 10246-SHP- Z1- CC- SE- A- B5D3- G200- 001 Proposed Section CC and 10246-SHP- Z1- DD- SE- A- B5D3- G200- 001 Proposed Section DD;

(f) Dwg 10246-SHP- Z1- TY- PL- A- B5D3- G221- 001 Proposed Typical Core;

(g) Dwgs 10246-SHP- Z1- 00- DE- A- B5D3- G251- 001 Ground Floor Dantzic Street Study, 10246-SHP- Z1- XX- DE- A- B5D3- G251- 001 Proposed Podium Bay Study and 10246-SHP- Z1- XX- DE- A- B5D3- G251- 002 Proposed Tower Bay Study;

(h) Dwgs 10246-SHP- Z1- XX- PL- A- B5D3- G332- 001 Proposed Level 00 and 02, 10246-SHP- Z1- XX- PL- A- B5D3- G332- 002 Proposed Level 10-22 and 23 and 10246-SHP- Z1- XX- PL- A- B5D3- G332- 003 Proposed Level 24 and 25;

(i) 10246-SHP- Z1- TY- EL- A- B5D3- G333- 001 Proposed Internal Typical Core Walls and 10246-SHP- Z1- TY- EL- A- B5D3- G333- 002 Proposed Perimeter Typical Walls;

(j) Dwg 10246-SHP- Z1- TY- PL- A- B5D3- G440- 001 Proposed Typical WCs

(k) 10246-SHP- ZZ- XX- SC- A- B5D3- Z100- 003 Area Schedule

(l) Construction Phase Health, Safety & Environmental Plan, New Century Hall, Corporation Street, Manchester M4 4DE by Russells Issue No. 01 Issue Date:20/05/2019;

(m) CIS Tower, Operational Management Strategy by Paragon stamped as received on 04-02-20;

(n) Recommendations and measures set out within Crookes Walker CIS Tower, Planning Submission Energy Strategy Statement 30/01/2020 and Energy Standards Statement dated 28-01-20;

(o) Recommendations and measures set out within Drainage Strategy, Curtins Ref: 068327-CUR-00-XX-RP-C-92001, Revision: V05
Issue Date: 29 January 2020;

(p) CIS Tower Refurbishment - Manchester- Waste Management Strategy : Curtins Ref: 73415-CUR-00-XX-RP-TP-003 Revision: V05
Issue Date: 16 March 20, Dwg 2010246-SHP-Z1-00-PL-A-B5D3-G200-002 and Dwg 10246-SHP-Z1-0M-PL-A-B5D3-G200-002;

(q) Conservation Parameters set out in the CIS Tower Conservation Strategy - External and Internal Repairs 28-02-20; and

(r) Design and Access Statement, Simpson Haugh10246-SHP-RP-DAS 28.01.20

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) Removal of original building fabric or areas within the 5th floor Recreation Room, 23rd and 24th floors hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the refurbishment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the facade including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the

building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless an until the above details have been agreed.

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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) a) Notwithstanding the approved plans and documents (condition 2) , prior to development commencing final details of the materials as detailed in the Material Tracker (10246 SHP ZZ XX SC A B5D3 Z100 001) stamped as received by the City Council as local planning authority on 12 February 2020, along with details of the replacement PV panels, shall be submitted and approved in writing by the City Council as local planning authority in accordance with a programme to include timings for the submission of samples and specifications of all of the above to include where appropriate jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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.

6) Notwithstanding the details within condition 2 (a,b,c,d,e,f, g, h and p)no development shall commence in relation to the following items within the building (as detailed within the CIS Tower Conservation Strategy - External and Internal Repairs and Cleaning by SLHA dated 28-02-20) unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Mortars and grouts;
(b) Cleaning of masonry / concrete: general;
(c) Roof coverings;
(d) Curtain Walling and Façade Repairs;
(e) Other external wall coverings - mosaic tiles, photovoltaic panels and panelling;
(f) Other external features: Steps, gates, railings etc;
(g) Ground floor and reception Area;
(h)Internal Walls;
(i) Ceilings;
(j) Floors;
(k) Doors;
(l) Stair Cores:
(m) Removal of iinternal, large recreation suite (5th Floor);
(n)23rd & 24th Floors;
(o)25th Floor - Observation Platform;
(p) Relocation and restoration of artworks;
(q)Fixtures and fittings and miscellaneous heritage items;

(r) Basement 1 fit out; and
(r) Works associated with removal of / encapsulation of asbestos within the building.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following alterations unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of the fit out and decoration / fixtures and fittings within the ground floor reception area;

(b) Lowering of the cills within the 25th floor;

(c) Details of the suspended ceilings within the lift lobbies;

(d) Replacement ceilings within the office areas;

(e) Full scaled drawn details of M & E;

(f) Removal of any original floor, wall, ceiling finishes exposed during strip out works which shall be subject to a watching brief;

(g) Details of any proposed structural works other than those detailed in (b) above, required to facilitate the refurbishment and extension;

(h) Relocation of external plaques and street names;

(i) Final details if how full disabled access to the 25th floor will be achieved;

(j) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment);

All of the above shall be implemented in accordance with the approved details before the development is first occupied: and
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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with

policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the drawings approved in condition 2, prior to the commencement of works associated with the tenant fit for each of the following:

(a) Office Floors within the Podium and Main Tower; and
(b) Ground floor and basement level 1 commercial units;

a strategy and / or details of the fit out shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt there may, depending on the extent of any required interventions and if they are considered to affect the special interest of the building be a requirement for the submission of a seperate application for listed building consent in respect of these works.

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 in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

9) Notwithstanding the drawings approved in condition 2, prior to the commencement of any works to provide any required acoustic insulation between each level, details of the required works shall be submitted to and considered for approval in writing by the City Council as Local Planning Authority. For the avoidance of doubt there may, depending on the extent of any required interventions and if they are considered to affect the special interest of the building be a requirement for the submission of a seperate application for listed building consent in respect of these works.

Reason - In the interests of visual amenity, and because the proposed works could 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 in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) Before development commences, a strategy and timescales for the preparation of a detailed audit of all internal and external features of historic interest / full photographic record of the building (internally and externally to include full details of the Telelift and Weathermaster Systems) before and after any strip out / demolition works) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

The photograhic record shall then be prepared and submitted in accordance with the agreed strategy and timescales

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 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: 24 March 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.