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)
BVK Highstreet Retail Royal Exchange Manchester Limited C/o Agent	Mr Mark Murphy Avison Young Norfolk House 7 Norfolk Street Manchester M2 1DW

Part 1 – Particulars of the application/development

Proposal: Refurbishment of existing office accommodation, external alterations and associated development

Location: The Royal Exhange, 16 Cross Street, Manchester, M2 7AE

Date of application: 17 October 2019

Application number: 124720/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

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:

The Location plan referenced 316.PL.00 Rev P1 stamped as received by the City Council as local planning authority on 2 September 2019

The drawings referenced:

316.PL.41
316.PL.42
316.PL.43
316.PL.44
316.PL.45
316.PL.54
316.PL.55
316.PL.56
316.PL.57
316.PL.58
316.PL.59
316.PL.60
316.PL.61
316.PL.63
316.PL.64
316.PL.65
316.PL.65
316.PL.66
316.PL.68
316.PL.69
316.PL.70
316.PL.71
316.PL.72
316.PL.73
316.PL.74
316.PL.75
316.PL.76
316.PL.77
316.PL.78
316.PL.79
316.PL.80

received by the City Council as local planning authority on 2 September 2019

316 PL 27 Rev P1
316 PL 28 Rev P1
316 PL 29 Rev P1
316 PL 30 Rev P1
316 PL 31 Rev P1
316 PL 32 Rev P1
316 PL 33 Rev P1
316 PL 46 Rev P1
316 PL 47 Rev P1
316 PL 48 Rev P1
316 PL 49 Rev P1
316 PL 50 Rev P1
316 PL 51 Rev P1
316 PL 52 Rev P1
316 PL 54 Rev P1

316 PL 60 Rev P2
316 PL 81 Rev P1

received by the City Council as local planning authority on 17 October 2019

316.PL.53 Rev P1
316_PL_82 Rev P1

received by the City Council as local planning authority on 25 October 2019

316.PL.40 Rev P2
316.PL.62 Rev P2
316_PL_25A Rev P1

received by the City Council as local planning authority on 1 November 2019

316.PL.28 Rev P1
316_PL_28_Rev P1

received by the City Council as local planning authority on 14 November 2019

The Design and Access Statement prepared by Hutchison Kivotos Architects received by the City Council as local planning authority on 17 October 2019
The Heritage and Statement prepared by Hutchison Kivotos Architects received by the City Council as local planning authority on 17 October 2019

The email from Mark Murphy of Avison Young dated 22 November 2019
The letter from Mark Murphy of GVA Grimley Ltd/Avison Young dated 28 August 2019

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC14, DC18.1 and DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. 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 to include jointing and fixing details and details of the glazing 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.

4) Before the works hereby granted consent are commenced details of a watching brief for the strip out works shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs shall then be submitted to and agreed in writing by the City Council as local planning authority prior to any fit out works and/or removal of historic fabric. The works comprising the strip out shall be limited to modern non-original and non-significant fabric and all items shall be very carefully removed so as not to cause harm to any surrounding original features or fabric. Any original features and historic surfaces shall be protected before and during these works. Features of interest including covings, skirtings, mouldings, panelling etc. shall remain in situ and be recorded. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Notwithstanding the details shown on the approved drawings and detailed within the approved documents specified within condition 2 of this decision, following completion of the strip out works and prior to any new fabric being installed at the property, a method statement for all works to original fabric to include details of the repair and restoration of the affected fabric and features and a timescale for the implementation of these works, plus any fixings to original fabric shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved 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 and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

a) The treatment of the WC ceilings. Suspended ceilings will only be supported if fully justified.
b) The agreement of a paint colour/colours for the corridor. The preparation of a mock up is required to demonstrate the impact of the options for consideration.
c) The treatment of the ground floor entrance area ceilings. The proposed bulkhead shall be as minimal as possible

The works shall then be carried out only 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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC14.1, DC18.1 and 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: 12 December 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.