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: Replacement of external doors and associated works.

Location: Royal Exchange , Manchester,

Date of application: 8 April 2019

Application number: 122890/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.100 Rev P1 stamped as received by the City Council as local planning authority on 5 March 2019

The drawings referenced:

316. PL.118 Rev P2
316. PL.119 Rev P2
316. PL.120 Rev P2
316. PL.121 Rev P2
316. PL.122 Rev P2
316. PL.123 Rev P2
316. PL.124 Rev P2
316. PL.125 Rev P2
316. PL.126 Rev P2
316. PL.127 Rev P2
316. PL.128 Rev P2
316. PL.129 Rev P2
316. PL.130 Rev P2
316. PL.131 Rev P2
316. PL.132 Rev P2
316. PL.133 Rev P2
316. PL.134 Rev P2
316. PL.138 Rev P1
316. PL.139 Rev P1
316. PL.140 Rev P1

received by the City Council as local planning authority on 8 April 2018

The Design and Heritage Statement Rev P3 prepared by HK received by the City Council as local planning authority on 22 May 2019

The letter from Mark Murphy of Avison Young dated 27 February 2019
The email from Mark Murphy of Avison Young dated 22 May 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 DC18.1, DC19.1 and DC26 of the Unitary Development Plan and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, before the commencement of any strip out works to the property a method statement for all works to the original fabric of the building shall be submitted to and approved in writing by the City Council as local planning authority. This method statement shall include methods for any proposed removal, protection, installation, cleaning, repair, fixings and finishes. The works shall be carried out in accordance with the approved details and should not cause harm to any retained original and historic fabric.

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.

4) 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 and roof 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 and the roof of the development to include jointing and fixing details, details of the drips to be used to prevent staining 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 - 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.

5) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, full and final details of the following shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to those elements commencing on site:

(a) Final fabrication drawings of the new bronze doors;
(b) Confirmation of the method of removal of all redundant external lighting, CCTV, alarm boxes, signage, cabling and any vegetation and any additional items of detritus and confirmation of the locations of the equipment to be removed and a method statement and specification for the associated repair works;
(c) Full details of all new external lighting units and CCTV equipment and the associated cabling;
(d) The materials of the entrance threshold of 'Entrance 3.'

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 and to ensure consistency in accordance with policies DM1, SP1, CC9 EN1 and EN3 of the Core Strategy and saved policies DC18.1, DC19.1 and DC20 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: 31 May 2019

Signed: 

Julie Roscoe
Head 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.