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

Cairn Group
40 West Parade
Newcastle Upon Tyne
NE4 7LB

Agent (if used)

Flavia Invernizzi
Street Design Partnership Ltd
16 Brewery Yard
Deva Centre
Trinity Way
Salford
CH62 2BL

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the erection of seven storey hotel extension (60 beds) with glazed bridge link at third floor to connect to rear elevation of Gardens Hotel.

Location: 2 Little Lever Street, Manchester, M1 1HR

Date of application: 25 August 2016

Application number: 112671/LO/2016

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and has been determined in a timely manner.

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 drawings referenced:

- SDP - 6886 - PS.F.00 - Location Plan
- SDP - 6886 - PS.F.01 - Rev B - Proposed GF Plan Within Context
- SDP - 6886 - PS.F.02 - Rev A - Conceptual Sketch
- SDP - 6886 - PS.F.03 - Rev A - Proposed GA Basement
- SDP - 6886 - PS.F.04 - Rev B - Proposed GA GF Plan
- SDP - 6886 - PS.F.05 - Rev A - Proposed GA 1F Plan
- SDP - 6886 - PS.F.06 - Rev A - Proposed GA 2F Plan
- SDP - 6886 - PS.F.07 - Rev B - Proposed GA 3F Plan
- SDP - 6886 - PS.F.08 - Rev A - Proposed GA 4F Plan
- SDP - 6886 - PS.F.09 - Rev B - Proposed GA 5F Plan
- SDP - 6886 - PS.F.10 - Rev C - Proposed GA 6F Plan
- SDP - 6886 - PS.F.11 - Rev D - Proposed GA Roof Plan
- SDP - 6886 - PS.F.12 - Rev. B - Proposed BP Elev - Small Size
- SDP - 6886 - PS.F.13 - Rev A - Little Lever Street Elev
- SDP - 6886 - PS.F.14 - Rev. B - Proposed Cavell Elev - Small Size
- SDP - 6886 - PS.F.16 - Rev A - Bridge Details - Small Size
- SDP - 6886 - PS.F.20 - Rev A - Visual BW 04
- SDP - 6886 - PS.F.22 - Balustrade and Sidewalk Details
- SDP - 6886 - PS.F.23 - Rev A - Proposed Detailed Section Final

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

3) Notwithstanding the details shown in the approved documents and detailed in conditions 2 of this consent, a detailed method statement for the careful removal of items and the protection of the original fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site to ensure that demolition works are carried out carefully and that no harm is caused to the listed building. 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 and EN3 of the Core Strategy and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of use of any part of the building, full details of any proposed external lighting shall be submitted to, and approved in writing by the City Council, as local planning authority.

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.

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: 29 October 2018

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.