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.
- A fee is payable for each request to discharge conditions.
- 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**

Mr Andrew Jones
D7 Developments
Express Networks 3
Oldham Road
Manchester
M4 5DE

**Agent (if used)**

Mr Mark Stocks
Russells Construction Ltd
Clarence Avenue
M17 1QS

## Part 1 – Particulars of the application/development

**Proposal**: LISTED BUILDING CONSENT for the temporary change of use of Boiler room area of Albion Mill to for office space and welfare facilities for adjacent construction site and associated works to listed building

**Location**: Albion Works , Pollard Street, Oldham Road, Manchester, M4 7DJ

**Date of application**: 9 August 2018

**Application number**: 120425/LO/2018

## 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

## Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 29th February 2020 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land and building shall be reinstated within 2 calendar months of the expiry date, in strict accordance with the approved method statements for the restoration of the listed building and surrounding land as listed in Condition 2 of this permission.

Reason - 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.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Heritage Statement
Existing Floor Plan May 2018
Proposed Floor Plan May 2018
Proposed Reflected Ceiling Plan
Existing and Proposed Section A-A
stamped as received by the Local Planning Authority on the 25th June 2018

Application form
Waste Management Proforma
stamped as received by the Local Planning Authority on the 4th July 2018

Site Location Plan July 2018 Rev A
stamped as received by the Local Planning Authority on the 19th July 2018

Email from Mark Stocks at Russells dated 26th September 2018

Email from Mark Stocks at Russells dated 17th October 2018
Photo titled Albion Mill Temporary Welfare Application - Existing Gated Access from Pollard Street
Documents titled:
Albion Mill Temporary Welfare - Method Statement for the restoration of Painted Cast Iron Columns (Rev A)
Albion Mill Temporary Welfare - Method Statement for the restoration of Painted Concrete Floor (Rev A)
Albion Mill Temporary Welfare - Method Statement for the restoration of Original Concrete Soffit (Rev A)
stamped as received by the Local Planning Authority on the 17th October 2018

Email from Mark Stocks at Russells dated 18th October 2018
Drawings Titled:
Existing & Proposed Elevations including site cabin outline June 2018 Rev A
Waste Management Plan & Temporary Site Office Accommodation
Albion Works Boiler House Refurbishment Works - Temporary Site Accommodation document
stamped as received by the Local Planning Authority on the 18th October 2018

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

3) In accordance with the approved plans and documents, within one calendar month of the removal of the decorative coating of acrylic paint on the cast iron columns, a fully detailed scheme for what treatment is applied to the pillars once the modern paint has been removed shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be completed in accordance with this approved scheme.

Reason - The proposed works affect a structure 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 structure in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

## Informatives

This permission does not grant approval under Building Regulations.

**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: 19 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, they 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.