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

Mr Richard Raper
1 Oaklea Gardens
Adel
Leeds
LS16 8BH

Agent (if used)

Mr Richard Raper
1 Oaklea Gardens
Adel
Leeds
LS16 8BH

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent Application for alterations to the building in conjunction with change of Use from D1 (Church/Community) to C3(a) (Residential) as 9 No. apartments, including the sub-division of the building, installation of mezzanine, elevational alterations, installation of externally accessed lift, installation of new steel frame and restraint plates, replacement doors and windows, reinstatement of lightwells, and insertion of rooflights.

Location: 8 Cable Street, Manchester, M4 5EG

Date of application: 7 February 2017

Application number: 114909/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 / 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 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:
002 revC,110 revC, 111 revC, 112 revC, 113 revC, 114 revC, 115 revC, 116 revC, 210 revC, 211 revC, 212 revC, 213 revC, 214 revC, 215 revC, 500 revC, 501 revC, 502 revC, 503 revC, 504 revC,. 507 revC, 505 revC, 506 revC, 100 revC, 101 revC, 102 revC, 103 revC, 104 revC, 105 revC, 200 revC, 201 revC, 202 revC, 203 revC, 204 revC, 118 revC, 119 revC, 120 revC, 121 revC, 122 revC, 117 revC, 900 revC, 901 revC, 902 revC
903 revC, 904 revC, 905 rev C906 revC, 907 revC908 revC, stamped as received on 14th July 2017,and drawings numbered FD 001, FD002, FD003, FD007, PC004, PC008 and PC011, stamped as received on 22nd May 2017.

The Drawings numbered, 101 01, 102 01, 103 02, 104 02, and 201 01, stamped as received on the 22nd May 2017

The Design and Access Statement , stamped as received on the 7th February 2017 and the amended Design and Access Statement, stamped as received on the 22nd May 2017, the Crime Impact Statement from Greater Manchester Police, The Energy Strategy from Syntegry Consulting and the Structural Survey from Price and Myers, stamped as received on 29th December 2017. The stone cleaning data by Stone Health Limited, Lift Details by Sheridan Lifts Limited, and the Vent Axis technical data, stamped as received on 22nd May 2017. The Air Quality Assessment by Air Quality Assessment Limited, Box Fan details by Vent Axia, Method Statement Brick Cleaning and Jointing Details by Bullen Conservation Limited, Secondary Glazing Information by Venturi UK , stamped as received on the 22nd May 2017. The Noise Impact Statement by Clement Acoustics, The Heritage Statement by Paul Gwilliam, The Waste Management Strategy, the Transport Statement and Trip Information Graph by TPS Travel Plans, stamped as received on 29th December 2017. T, and The Outline Door Specifications, stamped as received on the 1st August 2017.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the details submitted and before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(b) any works required to implement any agreed acoustic insulation scheme;

(c) Shadow gap detail for abutment of existing walls and proposed partitions;

(d) Details of services, including electrical installations, light fittings and any cabling.

The approve scheme shall then be implemented in accordance with these details.

Reason - In the interests of visual amenity and to protect the character and appearance of the building, pursuant to policies DM1, SP1 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items 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 works required to acoustically insulate the apartments as required by condition 6.

(b) Details of air intake equipment including a Strategy setting out design parameters detailing locations for ducting within rooms and details of conduits on exposed walls;

(c)A Strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes; and

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.

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: 11 August 2017

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.