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)
Ares Management Ltd & Captal & Centric Ltd C/o Agent	Ms Carly Hinde Turley 10th Floor 1 New York Street Manchester M1 4HD

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT in connection with reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area

Location: The Place , Ducie Street, Manchester, M1 2TP

Date of application: 17 February 2017

Application number: 115367/LO/2017

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

Drawings

Location Plan (ref. AHA-PLC-ST-001)
Site Plan (ref. AHA-PLC-ST-002)
Proposed Site Arrangement Plan (ref. AHA-PLC-ST-004 Rev. G)
Demolition Ground Floor Plan (ref. AHA-PLC-DM-101 Rev. K)
Demolition Mezzanine Floor Plan (ref. AHA-PLC-DM-102 Rev. J)
Demolition First Floor Plan (ref. AHA-PLC-DM-103 Rev. G)
Demolition Second Floor Plan (ref. AHA-PLC-DM-104 Rev. F)
Demolition Third Floor Plan (ref. AHA-PLC-DM-105 Rev. F)
Demolition Fourth Floor Plan (ref. AHA-PLC-DM-106 Rev. F)
Demolition Fifth Floor Plan (ref. AHA-PLC-DM-107 Rev. F)
Demolition Sixth Floor Plan (ref. AHA-PLC-DM-108 Rev. G)
Demolition Seventh Floor Plan (ref. AHA-PLC-DM-109 Rev. E)
Demolition Eighth Floor Plan (ref. AHA-PLC-DM-110 Rev. F)
Demolition Ground Floor RCP (ref. AHA-PLC-DM-141 Rev. A)
Demolition Mezzanine Floor RCP (ref. AHA-PLC-DM-142)
Demolition First Floor RCP (ref. AHA-PLC-DM-143)
Demolition Typical Floor RCP (ref. AHA-PLC-DM-144)
Demolition Sixth Floor RCP (ref. AHA-PLC-DM-148)
Demolition Seventh Floor RCP (ref. AHA-PLC-DM-149)
Demolition Eighth Floor RCP (ref. AHA-PLC-DM-150)
Demolition Section A (ref. AHA-PLC-DM-151 Rev. B)
Demolition Section B (ref. AHA-PLC-DM-152 Rev. B)
Demolition Section C (ref. AHA-PLC-DM-153 Rev. B)
Demolition Section D (ref. AHA-PLC-DM-154 Rev. B)
Demolition North Elevation (ref. AHA-PLC-DM-161 Rev. D)
Demolition South Elevation (ref. AHA-PLC-DM-162 Rev. D)
Demolition West Elevation (ref. AHA-PLC-DM-163 Rev. D)
Demolition East Elevation (ref. AHA-PLC-DM-164 Rev. D)
Proposed Car Park Plan Level - 2 (ref. AHA-PLC-GA-001)
Proposed Car Park Plan Level - 1 (ref. AHA-PLC-GA-002 Rev. A)
Proposed Ground Floor Section DD (ref. AHA-PLC-PL-140 Rev. F)
Proposed Ground Floor Section II (ref. AHA-PLC-PL-141-A1 extended Rev. H)
Proposed Ground Floor Section JJ (ref. AHA-PLC-PL-142-A1 extended Rev. J)
Proposed Ground Floor Section KK (ref. AHA-PLC-PL-143 Rev. D)
Proposed Ground Floor Plan (ref. AHA-PLC-PL-301 Rev. W)
Proposed Mezzanine Floor Plan (ref. AHA-PLC-PL-302 Rev. T)
Proposed First Floor Plan (ref. AHA-PLC-PL-303 Rev. J)
Proposed Second Floor Plan (ref. AHA-PLC-PL-304 Rev. I)
Proposed Third Floor Plan (ref. AHA-PLC-PL-305 Rev. I)
Proposed Fourth Floor Plan (ref. AHA-PLC-PL-306 Rev. H)
Proposed Fifth Floor Plan (ref. AHA-PLC-PL-307 Rev. H)
Proposed Sixth Floor Plan (ref. AHA-PLC-PL-308 Rev. H)
Proposed Seventh Floor Plan (ref. AHA-PLC-PL-309 Rev. F)
Proposed Eighth Floor Plan (ref. AHA-PLC-PL-310 Rev. E)
Proposed Ground Floor RCP (ref. AHA-PLC-GA-401 Rev. J)
Proposed Mezzanine Floor RCP (ref. AHA-PLC-PL-402 Rev. J)
Proposed First Floor RCP (ref. AHA-PLC-PL-403 Rev. A)
Proposed Typical Floor RCP (ref. AHA-PLC-PL-404 Rev. E)
Proposed Fifth Floor RCP (ref. AHA-PLC-PL-407)

Proposed Sixth Floor RCP (ref. AHA-PLC-PL-408 Rev. C)
Proposed Seventh Floor RCP (ref. AHA-PLC-PL-409 Rev. B)
Proposed Eighth Floor RCP (ref. AHA-PLC-PL-410 Rev. A)
Proposed Section A (ref. AHA-PLC-PL-501 Rev. G)
Proposed Section B (ref. AHA-PLC-PL-502 Rev. A)
Proposed Section C (ref. AHA-PLC-PL-503 Rev. A)
Proposed Section D (ref. AHA-PLC-PL-504 Rev. A)
Proposed Section E (ref. AHA-PLC-PL-505 Rev. D)
Proposed North Elevation (ref. AHA-PLC-PL-601 Rev. D)
Proposed South Elevation (ref. AHA-PLC-PL-602 Rev. D)
Proposed West Elevation (ref. AHA-PLC-PL-603 Rev. D)
Proposed East Elevation (ref. AHA-PLC-PL-604 Rev. D)
Proposed North Elevation Entrance Doors (ref. AHA-PLC-PL-605 Rev. A)
Proposed Rooms 1, 2, 24 Layout (ref. AHA-PLC-GA-316 Rev. A)
Proposed Rooms 7, 8 Layout (ref. AHA-PLC-GA-317 Rev. A)
Proposed Rooms 13, 14, 15 Layout (ref. AHA-PLC-GA-318 Rev. A)
Proposed Rooms 20, 21 Layout (ref. AHA-PLC-GA-319 Rev. B)
Proposed Swing Rooms 521, 522 Layout (ref. AHA-PLC-GA-320 Rev. B)
Proposed Studio Layout (G05) (ref. AHA-PLC-GA-321 Rev. B)
Proposed Sixth Floor Loft Layout (ref. AHA-PLC-GA-322 Rev. A)
Apartment Type B Layout (ref. AHA-PLC-PL-323 Rev. C)
Proposed Typical 2-Bed Room Layout (ref. AHA-PLC-GA-324 Rev. A)
Proposed Typical 2-Bed Room Layout A (ref. AHA-PLC-GA-325 Rev. A)
Proposed Apartment 210 Layout (ref. AHA-PLC-GA-326 Rev. A)
Proposed Upper Floor Studio (ref. AHA-PLC-GA-327 Rev. A)
GA Detail Apartments 201 - 202 & 224 (ref. AHA-PLC-PL-701)
GA Detail Apartments 207 & 208 (ref. AHA-PLC-PL-702)
GA Detail Apartments 219 & 220 (ref. AHA-PLC-PL-703)
GA Detail Apartments 212 - 213 & 214 (ref. AHA-PLC-PL-704)
Ground Floor Apartment Glazing Details (ref. AHA-PLC-DET-506 Rev. A)
Ground Floor Internal Screen Details (ref. AHA-PLC-DET-507 Rev A)
Crittall Glazing + A0V Plan (ref. AHA-PLC-DET-555)
Crittall Glazing +AOV Elevation CC - DD (ref. AHA-PLC-DET-556 Rev. A)
Crittal Glazing + A0V Elevation CC - DD (ref. AHA-PLC-DET-557 Rev. A)
Ground Floor Co-Working (ref. AHA-PLC-DET-571 Rev. A)
Typical Interface Details (ref. AHA-PLC-DET-801 Rev. B)
Typical Internal Window Details (ref. AHA-PLC-DET-802 Rev. A)
Main Entrance Door Details (ref. AHA-PLC-DET-505a)
Main Entrance Door Details Section (ref. AHA-PLC-DET-505 Rev. A)
Service Entrance Stairs (ref. AHA-PLC-DET-572_Rev. A)
Ground Floor Apartments Stairs (ref. AHA-PLC-DET-570_Rev. A)
Ground Floor Level General Arrangement (ref. S1000 Rev 03)
Mezzanine Floor Level General Arrangement (ref. S1005 Rev 01)
Mezzanine Floor Level Demolition (ref. S1005-D Rev 04)
First Floor Level General Arrangement (ref. S1010 Rev 01)
Second Floor Level General Arrangement (ref. S1020 Rev 01)
Third Floor Level General Arrangement (ref. S1030 Rev 01)
Fourth Floor Level General Arrangement (ref. S1040 Rev 01)
Fifth Floor Level General Arrangement (ref. S1050 Rev 01)
Sixth Floor Level General Arrangement (ref. S1060 Rev 01)
Proposed Typical Details - Mezzanine Level (ref. S4005 Rev 01)
Drainage Details Sheet 1 (ref. C371)
Drainage Details Sheet 2 (ref. C372)
Drainage Details Sheet 3 (ref. C373)

Drainage GA Plan (ref. C300 Rev. 01)
Proposed Electrical Schematic (ref. 216037_E_2000 Rev. T1)
Proposed Apartment 203 (Type A) Electrical Services & Fire Alarms Proposal (ref. 216037_E_A_2100 Rev. T1)
Proposed Apartments 207 & 208 (Type B & G) Electrical Services Proposal (ref. 216037_E_BG_1_2100 Rev. T1)
Proposed Apartment 222 (Type B) Electrical Services, Fire Alarms & High Level Containment Layout (ref. 216037_E_B_2100 Rev. T1)
Proposed Studio GO1 (Type C) Electrical Services, Fire Alarms & High Level Containment Layout (ref. 216037_E_C_2100 Rev. T1)
Proposed Apartment 204 (Type D) Electrical Services & High Level Containment Layout (ref. 216037_E_D_2100 Rev. T1)
Proposed Swing Apartments 521, 522 (Type E) Electrical Services & High Level Containment Layout (ref. 216037_E_E_2100 Rev. T1)
Proposed G07 Studio (Type F) Electrical Services & High Level Containment Layout (ref. 216037_E_F_2100 Rev. T1)
Proposed Apartment 625 (Type H) Electrical Services & High Level Containment Layout (ref. 216037_E_H_2100 Rev. T1)
Proposed Duplex Penthouse (Type K) Electrical Services & Fire Alarms Proposal (ref. 216037_E_K_2100 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 1 (ref. 216037_M_3000 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 2 (ref. 216037_M_3001 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 3 (ref. 216037_M_3002 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 4 (ref. 216037_M_3003 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 5 (ref. 216037_M_3004 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 6 (ref. 216037_M_3005 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 7 (ref. 216037_M_3006 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 8 (ref. 216037_M_3007 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 9 (ref. 216037_M_3008 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 10 (ref. 216037_M_3009 Rev. T1)
Mechanical Services Ground Floor (Low Level) (ref. 216037_M_3101 Rev. T1)
Mechanical Services Ground Floor Mezzanine (ref. 216037_M_3201-1 Rev. T1)
Mechanical Services Ground Floor Mezzanine (ref. 216037_M_3201-2 Rev. T1)
Proposed Apartment 203 (Type A) Mechanical Services Proposal (ref. 216037_M_A_3100 Rev. T1)
Proposed Apartments 201, 202 & 224 (Type B & G) Mechanical Services Proposal (ref. 216037_M_BG_3100 Rev. T1)
Proposed Apartment 222 (Type B) Mechanical Services Proposal (ref. 216037_M_B_3100 Rev. T1)
Proposed Studio G01 (Type C) Mechanical Services Proposal (ref. 216037_M_C_3100 Rev. T1)
Proposed Apartment 204 (Type D) Mechanical Services Proposal (ref. 216037_M_D_3100 Rev. T1)

Proposed Apartment 521 & 522 (Type E) Mechanical Services Proposal (ref. 216037_M_E_3100 Rev. T1)
Proposed Studio G07 (Type F) Mechanical Services Proposal (ref. 216037_M_F_3100 Rev. T1)
Proposed Apartments 212, 213 and 214 (Type G) Mechanical Services Proposal (ref. 216037_M_G_3100 Rev. T1)
Proposed Apartment 625 (Type H) Mechanical Services Proposal (ref. 216037_M_H_3100 Rev. T1)
Proposed Duplex Penthouse (Type K) Mechanical Services Proposal (ref. 216037_M_K_3100 Rev. T1)

all stamped as received by the Local Planning Authority on 17 February 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.

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: 13 April 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.