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 Sam Johnson
Design Services Unit
University Of Manchester
Oxford Road
Manchester
M13 9PL

Agent (if used)

Mr Duncan Sanderston
Lloyd Evans Prichard
5 The Parsonage
Manchester
M3 2HS

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for internal and external works associated with repair and maintenance works at John Owens, Christie and Whitworth Hall buildings including the refurbishment and replacement of windows, localised repair and renewal of roof coverings, rainwater goods and thermal upgrade of the roof.

Location: University Of Manchester, Oxford Road, Manchester, M13 9PL

Date of application: 16 April 2012

Application number: 097503/LO/2011/C1

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).

Reason(s) for decision

On the basis that the proposals subject to compliance with the conditions below, generally accord with the policies contained within the National Planning Policy Framework, in particular section12 (Conserving and Enhancing the Historic Environment), the Development Plan specifically the Unitary Development Plan Policies DC19.1 (Listed Buildings) and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management) in that the development would not have an adverse impact on the character or significance of the listed building.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawing nos;
4106 01, 4106 02, 4106 03, 4106 04
4106 GA 01 to GA 13 (inclusive)
4106 GA 01J to GA 13J (inclusive)
4106 WR 01 to WR 17 (inclusive)
4106 SK01 and SK02

Drawing showing proposed reglazing of sash casements received by email on 16th April 2012.

Documents;
Main Quadrangle and Associated Fabric Repairs Phase 3 Design and Access Statement
Main Quadrangle and Associated Fabric Repairs Phase 3 Specification

All stamped as received by the City Council as local planning authority on 3rd October 2011.

Contents of letter from Duncan Sanderson to John Kelsey dated 16th April 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC19 of the Manchester Unitary Development Plan, and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used in the development have been submitted to and approved in writing by the City Council as local planning authority, unless otherwise agreed in writing with the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed 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 policy DC19.1 of the Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD.

4) Notwithstanding the information shown on the drawings and included in the documents hereby approved, further details of of any proposed works to window 002, shown on drawing 08, shall be submitted to and agreed in writing by the City Council as local planning authority prior to the commencement of development. The works shall then be carried out only in accordance with the approved details, unless otherwise agreed in writing by the City Council as local planning authority.

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 DC19.1; of the Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD..

5) Notwithstanding the information shown on the drawings and included in the documents hereby approved further details showing the impact of the proposed roof insulation to the Chrisite Building, including showing detailing of the remaining gap between the trusses and the new finish, shall be submitted to and agreed in writing by the City Council as local planning authority prior to the commencement of development, unless otherwise agreed in writing with the City Council as local planning authority The works shall then be carried out only in accordance with the approved details, unless otherwise agreed in writing by the City Council as local planning authority.

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 DC19.1 of the Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD.

6) Notwithstanding the information shown on the drawings and included in the documents hereby approved, further details including cross section drawings, details of frame design, frame section, method of opening, ironmongery, location and extent of the proposals to introduce secondary glazing to existing windows in the link between Christie and Whitworth Hall, as shown on the drawing referenced WR 03, are to be provided and be agreed in writing by the City Council as local planning authority prior the commencement of development, unless otherwise agreed in writing by the City Council as local planning authority.

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 DC19.1 of the Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD.

7) Notwithstanding the information shown on the drawings and included in the documents hereby approved, further details including cross section drawings, details of frame design, frame section, method of opening, ironmongery, location and extent of the proposals to introduce new double glazed metal windows to John Owend building, are to be provided and be agreed in writing by the City Council as local planning authority prior the commencement of development, unless otherwise agreed in writing by the City Council as local planning authority.

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 DC19.1 of the

Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD.

8) Notwithstanding the information shown on the drawings and included in the documents hereby approved, further details including cross section drawings, details of frame design, frame section, method of opening, for the proposals to introduce new double glazed units to John Owens and Christie Building, are to be provided and be agreed in writing by the City Council as local planning authority prior the commencement of development, unless otherwise agreed in writing by the City Council as local planning authority.

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 DC19.1 of the Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD.

9) Before work commences to install the proposed double glazed units a sample mock up(s) shall be provided on site, adjacent to the affected areas, unless otherwise agreed in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved details, unless otherwise agreed 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 policy DC19.1 of the Unitary Development Plan for the City of Manchester and CC9 of the emerging Manchester Core Strategy DPD.

Informatives

This permission does not grant approval under Building Regulations.

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: 10 May 2012

Signed: 

Julie Roscoe
Head of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This consent 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 consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. If consent is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

4. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Act..

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com