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 of £85 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	Agent (if used)
The Prudential Assurance Company Limited C/o Agent	Drivers Jonas LLP 5 New York Street Manchester M1 4JB

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the refurbishment of rooms 41-51 for office use

Location: Royal Exchange, Rooms 41 - 51 , St Anns Square, Manchester, M2 7DH

Date of application: 6 July 2011

Application number: 090198/LO/2009/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

The application is approved on the basis that the proposal is in accordance with Planning Policy Statement 5 (Planning for the Historic Environment) and the City Council's Unitary Development Plan, in particular policies DC19.1 (Listed Buildings) and DC9.1 (New Commercial and Industrial Development - Access for Disabled People) and is acceptable, subject to conditions, in terms of the impact on the character and appearance of the listed building and in terms of the impact on disabled access and there are no material considerations of sufficient weight to indicate otherwise.

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:

The site location plan stamped as received by the City Council as local planning authority on 27th May 2009

The plan confirming the location of rooms 41-51stamped as received by the City Council as local planning authority on 10th June 2009

The drawings by King Sturge referenced MZ-CL-02 and MZ-CL-04 stamped as received by the City Council as local planning authority on 14th March 2011and MZ-CL-06 stamped as received by the City Council as local planning authority on 6th July 2011

The drawing by EC Harris referenced 4869.34 007 stamped as received by the City Council as local planning authority on 27th May 2009

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC9.1 and DC19.1; of the Manchester Unitary Development Plan.

3) Notwithstanding the information shown on the drawings hereby approved, full details of a service containment strategy and full details of the design and installation of the items specified in this strategy shall be submitted to and agreed in writing by the City Council as local planning authority before the works hereby granted by this listed buildings consent are commenced, unless otherwise agreed in writing by the City Council as local planning authority. The installation of a suspended ceiling and/or raised floor shall only be permitted if their installation is fully justified and has been agreed by the City Council as local planning authority. The works shall be implemented only in accordance with the approved strategy and designs, 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the information shown on the drawings hereby approved, full details of the design and location of all services, including any extracts, wiring, cables, pipes and ducts, lighting units and associated fixings shall be submitted to and agreed in writing by the City Council as local planning authority before the works hereby granted by this listed buildings consent are commenced, unless otherwise agreed in writing by the City Council as local planning authority. Full details shall include information to fully demonstrate the impact of the services on the character and appearance of the building. The works shall be implemented only in accordance with the approved designs, 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the information shown on the drawings and included in the documents hereby approved, full details of the location, condition and appearance of all original and historic features and a method for the restoration and treatment of these features shall be submitted to and approved in writing by the City Council as local planning authority before the works hereby granted by this listed buildings consent are commenced, unless otherwise agreed in writing by the City Council as local planning authority. The restoration shall be carried out only in accordance with the approved details and shall be completed prior to the reoccupation of the part mezzanine floor subject of this application, 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 policy DC19.1; of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the information shown on the drawings and included in the documents hereby approved, full details of a downstand design/designs to be retained to make clear the location of the historic walls that are proposed to be removed and the treatment of the retained downstands shall be submitted to and agreed in writing by the City Council as local planning authority before the works hereby granted by this listed buildings consent are commenced, unless otherwise agreed in writing by the City Council as local planning authority. The downstands shall then be retained and treated only in accordance with the agreed 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 policy DC19.1; of the Unitary Development Plan for the City of Manchester.

7) The works hereby granted by this listed building consent shall not commence until a full method statement for all proposed internal and external works herby approved, including removal/demolition, installation, cleaning, repair, fixings and finishes has been submitted to and approved in writing by the City Council as local planning authority, 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 agreed method statement.

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 policy DC19.1; of the Unitary Development Plan for the City of Manchester.

8) Before the works hereby granted by this listed buildings consent are commenced plans and particulars of the soft stripout of the of suspended ceilings and partitions or internal cladding and detailing how any damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft stripout shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

9) Before the works hereby granted by this listed buildings consent are commenced full details of all works required to provide full disabled access into and throughout the area of the mezzanine floor to which this application relates, shall have been submitted to and approved by the City Council as local planning authority. The agreed works shall be implemented prior to the reoccupation of the part mezzanine floor subject of this application and shall be retained and operational for so long as the building is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester Policy DC9.1.

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: 31 August 2011

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