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

The Co-Operative Group Ltd
C/O Agent

Agent (if used)

Mr John Cooper
Drivers Jonas Deloitte
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for internal and external alterations to restore and refurbish building including opening connection between Hanover Street and Balloon Street within covered atrium, insertion of bridge links within atrium ,external alterations to facades including windows and entrances, addition of roof level extension and plant room, all associated with scheme to accommodate office (Class B1)use (floors 1 to 6), shop (Class A1) use, or financial and professional services (Class A2) use or restaurant and cafe use or (Class A3) (ground floor and basement) and commercial storage space (Class B8) (basement).

Location: Land Bounded By Corporation Street Hanover Street Hanover House And E Block Hanover Street Federation Street And Balloon Street, Manchester, M4 4BB

Date of application: 7 February 2013

Application number: 100010/LO/2012/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).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

The acceptability in principle of the proposed development and mix of uses was established at pre application stage and officers were involved in pre-application discussions and advised about the appropriate form in design terms for a refurbishment / redevelopment of a grade II listed building development of this nature. The applicants were also advised about the level of information that would need to be submitted with the application to overcome any concerns in relation to potential impacts on amenity,

crime an disorder, highway safety, disabled access and environmental impacts and issues relating to these aspects of the scheme are detailed in application report.

The proposed scheme has been the subject of significant pre-application design consideration, consultation and evolution. Following submission and as a result of from comments from the Manchester Historic Buildings and Conservation Panel the applicants explored a number of alternative design solutions for the ground floor elevation to Corporation Street and this was subsequently was revised from something that was initially considered to be a 'pastiche' solution to something more overtly modern whilst retaining a reduced plinth. Following this and comments from English Heritage the scheme has again been amended such that some of the ground floor windows are retained and the granite plinth is reintroduced. There have been objections to some aspects of the scheme particularly the ground floor treatment from English Heritage and the Victorian Society (although the concerns of English Heritage have through negotiation now been overcome) it is considered given a number of factors that need to be taken into account on this scheme as outlined in the application report that the proposals are now on balance acceptable

Reason(s) for decision

On the basis that the proposal is in accordance with Section's 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Core Strategy Policies CC9 (Heritage and Design), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), SP1 (Spatial Principles) and DM1 (Development Management) and saved UDP Policies DC18.1 (Conservation Areas), and DC19.1 (Listed Buildings) in that the development would have a high quality design which would help to improve the overall appearance of the application site within the street scene, would be well integrated into the natural, built and historic environment, would not on balance have an adverse impact on the architectural or historic character or appearance of a listed building or the character of a conservation area, would make a positive contribution to neighbourhoods of choice by enhancing the built and natural environment, would create a well designed place that would both enhance and create character and would enhancement the sense of place within the wider area,

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:

al(05)100, al(05)101, al(05)102, al(05)103, al(05)104, al(05)105, al(05)106, al(05)107, al(05)108, al(05)109, al(05)110, al(05)111,
al(05)200, al(05)201, al(05)202, al(05)203, al(05)206, al(05)207, al(05)208 rev A, al(05)209,

al(05)300, al(05)301, al(05)302, al(05)303, al(05)304, al(05)305,

al(05)120 rev A, al(05)121, al(05)122 rev C, al(05)123, al(05)124, al(05)125, al(05)126, al(05)127, al(05)128, al(05)129, al(05)130 rev B, al(05)131, al(05)132 rev B,

al(05)210, al(05)211 rev C, al(05)212 rev B, al(05)213 rev C, al(05)214, al(05)215 rev A, al(05)216, al(05)217 rev A, al(05)218 rev A, al(05)219, al(05)220,

al(05)310, al(05)311, al(05)312, al(05)313,

al(05)140, al(05)141, al(05)142, al(05)143, al(05)144, al(05)145, al(05)146, al(05)147, al(05)148, al(05)150, al(05)151, al(05)152 rev B, al(05)153, al(05)154, al(05)155, al(05)156, al(05)157, al(05)158,

al(05)400 rev A, al(05)401 rev A, al(05)402, al(05)403, al(05)404, al(05)405, al(05)406, al(05)407 rev A, al(05)408 rev B, al(05)409 rev B, al(05)410 rev A, al(05)411 rev A, al(05)413, al(05)450, al(05)451, al(05)452, al(05)453, al(05)454, al(05)455, al(05)456, al(05)457, al(05)458, al(05)459, al(05)460,

al(05)500 rev A, al(05)501 rev A, al(05)502 rev B, al(05)503 rev B, al(05)504 rev A, al(05)505 rev A, al(05)506 rev A, al(05)507 rev A, al(05)508 rev A, al(05)509 rev B, al(05)510, al(05)511, al(05)512 rev B, al(05)513, al(05)514, al(05)515, al(05)516, al(05)517, al(05)518, al(05)519,

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, EC1 , CC1, CC2 , CC5, CC7 , CC8, CC10, T1, T2, EN1, EN3, EN4, EN16 , DM1 and saved policies DC18.1, DC19.1 and DC26 of the Manchester Unitary Development Plan.

3) Before the development is commenced or within a timescale as otherwise agreed in writing by the City Council a signage design strategy for the building and commercial units shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant policies SP1 and DM1 of the Core Strategy.

4) Before development commences or within a timescale to be agreed in writing with the Local Planning Authority, final details of the proposed internal and external M& E fit out including cooling towers shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details.

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Before development commences or within a timescale to be agreed in writing with the Local Planning Authority, details of the following as shown on the approved

drawings shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) details of the repairs to windows (detailing to be based on a comprehensive survey of all windows with the emphasis on repair rather than replacement) including a detailed specification of the repair works;

(b) details of any paint scheme for the external windows (including both existing, proposed and replacement windows) based on paint scrape or equivalent analysis to determine original colour.

(c) Details of the glass shop front system to the new bays at ground level;

(d) Details of cuts to existing granite stonework plinth and method statement and how this will be detailed and made good;

(e) Details and specification of proposed secondary glazing including proposed sections;

(f) Details of new windows based in originals and new modern full height glazed windows and at details of making good to brickwork where brickwork is being removed from windows;

(g) Details of new rooflights;

(h) Details of any replacement windows (which should be identical to the originals including glazing bars, mouldings, sections, method of opening, based on research and an understanding of what was there previously).

All of the above shall be implemented in accordance with the approved details.

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.

6) Before development commences or within a timescale to be agreed in writing with the Local Planning Authority, details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final details of the proposed new ceilings and rafts;

(b) Details of the service risers within the courtyard and lift enclosures in the courtyard;

(c) Details of the junction of the bridge links with the listed building and any consequent making good work around the opening up works associated with the new links;

(d) Details and method statement is required for removing features from the roof and making good works to the existing roof;

(e) Detailed design of new roof additions and how they are connected to the existing fabric and adjacent to the parapet including a sample of GRFC fins to top of lightwell and the walk in gutter detail;

(f) Detailed design of new partitioning design and junctions with existing building;

(g)Details of new mezzanine and its structural support and how it affects existing fabric;

(h) Details of how the windows and glazed white brick within lightwell are to be made good;

(i) Proposed floor finishes and wall finishes and paint finish in original retained areas;

(j) Details of new internal and external doors and architraves, ironmongery;

(k) Details of re-modelled lift shafts;

(l) Details of raised floor and junctions with skirting boards, door thresholds; and

(m) Fire protection measures where these impact on historic fabric, such as floor separation;

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Before the building is first occupied the external brickwork of the building shall be cleaned in accordance a scheme to be first approved in writing by the City Council as local planning authority.

Reason - To improve the appearance of the building in the interests of visual amenity and because 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 in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Before development commences or within a timescale to be agreed in writing with the Local Planning Authority, details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Method statement and detailed specification of repairs to existing metal gate and based on paint scrape or equivalent analysis to determine original colour;

(b) Method statement and detailed specification of repairs to watertower heads;

(c)A detailed schedule of work and specification of all necessary external repair works include repointing, masonry, lead flashing, roof refurbishment (based on a full survey and inspection of the condition of the external envelope; and

(d) Details of repairs and refurbishments to existing external doors;and

The scheme shall be implemented in accordance with the approved details.

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Before development commences or within a timescale to be agreed in writing with the Local Planning Authority, details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A detailed schedule of work and specification for all necessary repair works and cleaning of the internal lightwell walls (based on a full survey and inspection of the condition of the lightwell);

(b)Proposed repairs to existing partitioning where it is proposed to be retained in accordance with the approved plans, and protection measures while works are being carried out to avoid damage;

(c) Details of repair / reinstatement / redecoration and making good work to entrance areas and areas of ornate plasterwork, panelling, coving, staircase and decoration throughout the building;

(d) Details of repairs and any reinforcement works to structural elements including trusses, cast iron columns, beams, floors;

(e) Details of repair and reinstatement work to the existing original stairwells including tile / brick repairs and handrail and balustrade repairs;

(f) Repair and refurbishment and overlaying of floor and ceiling surfaces; and

(g) retention of evidence of original line where original walls are to be removed.

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Before development commences or within a timescale to be agreed in writing a survey and schedule of any original floor finishes, light fittings, historic fixtures and fittings and ironmongery and a strategy for their reuse and repair / refurbishment or any disposal should be submitted and approved 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 CC9 and EN3 of

the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

11) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

12) Before development commences, a strategy for the design of internal walls and partitions not shown on the approved drawings including the interface of partitions with existing walls, the design of partitions within and between tenancies (including any blinds or other means of creating privacy / obscuring views) shall be submitted to and approved 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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Before development commences or within a timescale to be agreed in writing with the Local Planning Authority, final details of the proposed lighting scheme (including details of the proposed units, associated cabling and transformers) and details of backlighting to these elements and the proposed 'cuts' in the fabric shall be submitted to and approved 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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) The development shall not be commenced before detailed drawings have been submitted to and agreed in writing with the Local Planning Authority in relation to the Ground Floor Corporation Street shopfronts and related interiors, identified within the hatched area provided on drawing references 1302 al 905 212 Rev B,213 Rev C, 211Rev C and al 05 122 Rev C.

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 8 February 2013

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