MANCHESTER
CITY COUNCIL

IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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 the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant

Mr Andrew McMurtrie
P.J.Livesey Living Space (North) Ltd
Ashburton Park
Beacon Road
Trafford Park
Manchester
M17 1AF

Name and Address of Agent

Part I – Particulars of Application

Date of Application	Application ref. no.
6 March 2009	089219/LO/2009/S1

Particulars and location of development:

LISTED BUILDING CONSENT Revised Application for the conversion of the existing building into 95 self-contained flats with associated car parking and landscaping

Former Withington Hospital
Nell Lane
Didsbury
Manchester
M20 2LR

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the following decision

Decision Approved

on the basis that the proposal is in accord with the City Councils unitary Development Plan in particular Policy Dc19 and there are no material considerations of sufficient weight to indicate otherwise

Date of Decision 5 June 2009

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

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: 63/0001, 0010, 0011, 0012, 0013, 0310,0311, 1000A, 1001E, 63/0001, 0010, 0011, 0012, 0013, 0310,0311, 1000A, 1001E and 1314

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.

3) Construction of the external works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by 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 pursuant to policy DC19 of the Unitary Development Plan for the City of Manchester .

4) Before the works hereby granted listed buildings consent are commenced on site and having regard to the details given in the approved drawings, accurate annotated drawings detailing the soft stripout of any parts of any of the listed buildings which are currently obscured by suspended ceilings, partitions, etc. and detailing how such detail is to be affected by the proposals, 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 so careful attention to building work is required to protect the character and appearance of this building pursuant to policy DC19 of the Unitary Development Plan for the City of Manchester.

5) Prior to commencement of the roof repairs a schedule of works to facilitate any refurbishment/repair of the existing roof, shall be submitted to and approved

in writing by the City Council as local planning authority. The existing natural roof slates shall be re-used wherever possible. Any replacement roof covering shall be of natural slate which shall match the existing slates in terms of size, shape, texture and colour.

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 pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester.

6) Before the following specific internal (with the exception of the soft strip) works hereby granted listed building consent are commenced on site and having regard to the details given in the approved drawings, accurate annotated drawings detailing the internal works required to implement any service compartmentation, acoustic insulation, thermal insulation, fire protection and fume extraction measures associated with the listed building, shall be submitted to and approved in writing by the City Council as local planning authority. Drawings shall include details of:

a) the location and design of such works, including external finishing materials, their finishes and colours;

b) the relationship between these proposed works and the existing listed structure, including the means of affixing the proposed works to the existing structure, where those works affect the external appearance of the buildings or the main internal structural components.

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 pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester..

7) Before the commencement of any brick or masonry repairs the applicants shall provide a specification outlining the methodology and extent of repairs, for the approval by the City Council as local planning authority. The method proposed shall not include mechanical means, such as the use of cutting or grinding discs, to rake out mortar joints unless agreed in writing by the Council as local planning authority.

Reason

In the interests of visual amenity and the 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 pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester..

8) Before the relevant works to the roof lights commence, full details of the proposed rooflights to be used shall be submitted to and approved in writing by the City Council as local planning authority. The rooflights shall be 'conservation' style rooflights which lie close to the plane of the roof.

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 pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester..

9) All new rainwater goods and pipes shall be in keeping with the existing and coloured black and shall kept so coloured unless agreed otherwise 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 pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester..

10) Before commencement of any works to repair/refurbish the exiting windows, the developer shall provide a specification outlining the methodology and extent of repairs/refurbishment to be approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

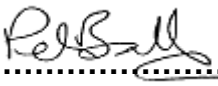
Reason

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 pursuant to policy Dc19 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 pursuant to policy Dc19 of the Unitary Development Plan for the City of Manchester..

Signed**……**

Peter Babb, Head of Planning

on behalf of the Council
Town Hall, Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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.

4. 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.

5. 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.