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

Ms Sam Johnson
Directorate of Estates and Facilities
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Ground Floor Beyer Building
University Of Manchester
Oxford Road
Manchester
M13 9PL

Agent (if used)

Mr Duncan Sanderson
Lloyd Evans Prichard Limited
No. 5 The Parsonage
Manchester
M3 2HS

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for works including repairs to the external masonry, full cleaning and repointing of all of the elevations, the repair and/or renewal of rainwater goods, localised renewal of roof coverings, and the repair and/or replacement of windows, including the installation of double glazing or secondary glazing

Location: John Owens Building , University Of Manchester, Oxford Road, Manchester, M13 9PL

Date of application: 31 January 2013

Application number: 101393/LO/2013/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

In assessing the merits of an application for Listed Building Consent officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. The City Council officers worked with the applicant during the pre-application process to achieve an acceptable impact on the character and appearance of the listed building.

Reason(s) for decision

The application is approved on the basis that the proposal is in accordance with Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester in that it would not have a detrimental impact on the character or appearance of the listed building, and there are no material considerations of sufficient weight to indicate otherwise and subject to the following conditions.

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:

01, 08, WR-23, WR-24, WR-25, WR-26, WR-27, WR-31, WR-32, GA/18, GA/19, GA/20, GA/21 and GA/26.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

3) No development that is hereby approved shall commence unless and until samples and specifications of all 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. This shall include a sample showing the proposed film to be applied to the back of any glazing.

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 Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy, and saved Policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

4) Before the works hereby granted listed building consent are commenced on site, full details, which shall include accurate, annotated, large scale elevation drawings and cross sections, and details of materials and finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority, showing:

(a) existing and proposed windows, including details of frame design, frame section, method of opening, ironmongery, their relationship to the existing fabric of the listed building, and colour and finish of the frames;

(b) any proposed bird netting, including fixing details;

(d) the re-routing of existing services and their relationship to the fabric of the listed building, including details of any remediation works; and

(e) proposed rooflights.

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 Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy, and saved Policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

5) Before works commence to install any proposed new windows, including double glazed or secondary glazed units, sample mock ups shall be provided on site, adjacent to the affected areas The works shall then be carried out only 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Should any original glass be found during the implementation of the works hereby approved, it shall be retained and re-used within the glazing scheme for the building, in accordance with full details to 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 in accordance with Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Before the works hereby approved commence, or within a timescale to be approved in writing by the City Council as local planning authority, full details of the method for cleaning the external masonry of the building 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 in accordance with Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Before the works hereby granted consent commence, or within a timescale to be agreed in writing by the City Council as local planning authority, full details, specification and justification of the method to be used to repoint existing masonry shall be submitted to and approved in writing by the 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, and shall include a specifiction of the mortar mix proposed. A sample of the finish to the mortar joints shall be provided on site and shall be 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 Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details shown on the approved drawings and documents, the extent and nature of any works to rainwater goods, including gutters, spitters and outlets, shall be submitted to and approved in writing by the City Council as local planning authority and shall not include the replacement of any original rainwater goods unless accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such goods is not viable, and details, including materials and cross sections, of any proposed replacement rainwater goods.

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 Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Before development commences a strategy for the removal / rationalisation of all cabling and associated fixing, vents and extracts within glazing 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 in accordance with Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) 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: 28 March 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