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 Stephen Cliff
36 Bridge Street Ltd / East Lancashire Masonic Charity
C/o Vision Developments
2nd Floor Barton Arcade
Manchester
M3 2BH

Agent (if used)

Richard Moffat
Lambert Smith Hampton
3 Hardman Street
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent internal and external alterations associated with proposed change of use from Freemasons Hall (Class D2 - Assembly & Leisure) to a mixed use comprising Classes D1 (Conference Centre) ,D2 (Assembly & Leisure) and Clases A1/A2/A3.(Commercial Units), together with ancillary offices, storage and kitchen facilities , together with the formation of a roof terrace.

Location: Freemason Hall, 36 Bridge Street, Manchester, M3 3BT

Date of application: 30 October 2013

Application number: 102328/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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held extensive pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Officers also advised the applicants 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 and the architectural and historic character of the listed building and issues relating to these aspects of the scheme are detailed in this report. Officers also worked with the applicant during the planning application process to deal with comments raised by consultees.

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:

(a) Site plan PL(00)002 stamped as received on 30-10-13;

(b) PL(00) 012, 013, 014, 015, 016, 017, 018, 019 and 020;

(c) PL(00) 021, 022, 023, 024, 025, 026, 027, 028 Rev B and 029,

(d) PL(00) 034, 035, 036, 037 and 038;

(e) PL(00) 044, 045, 046, 047, 048 and 049;

(f) PL(00) 057, 058, 059, 060, 061, 062 and 063;

(g) PL(00) 070, 71, 72, 73, 75, 76, 77, 078, 079 Rev A and 080;

(h) Section 18.0 of Planning Application Addendum dated 24-10-13

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, EN16 , DM1 and saved policies DC18.1, DC19.1 and DC26 of the Manchester Unitary Development Plan.

3) Notwithstanding the details as set out in condition 2 above before development commences final details of the method of fire separation between the main hall and main stair 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.

4) Notwithstanding the details as set out in condition 2 above before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Any scaffolding system (including method of fixing);

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

(c) Front entrance details including steps, new terrace, new stone, demolition of existing ramp, furniture and external lighting and the interface of any new elements with existing fabric.

(d) Rooflights and new openings created by these;

(e) Any cleaning of and repairs to the external facades;

(f) Details of roof terrace including surface finishes and handrails / balaustrades (including method of fixing);

(gf) Any additional external handrails and balustrades (including method of fixing);

All of the above shall be implemented in accordance with the approved details before the use of the building approved under application ref no 103327 commences.

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.

5) Notwithstanding the details as set out in condition 2 above before development commences final details (including where appropriate specification and method statements) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) The interface of the new lift and its enclosure with the adjacent areas of tiling and panelling;

(b) Internal handrails and balustrades;

(c) Design of doors including new openings to lodge rooms 'jib' doors showing mouldings, joinery work, type of timber and ironmongery.

(d) Modifications to any existing fixed furniture including seating to the lodge rooms adjacent to new doors.

(e) Repairs, refurbishment and upgrades to any toilets and associated fixtures and fittings;

(f) Repairs to ceilings (including making good in areas where suspended ceilings are removed), cornices, plaster and tilework;

(g) Fixing and making good to new basement bar area;

(h) Design (including submission of elevations and sections) in relation to altered escape stairs and 'niche';

(i) A strategy for the retention and / or relocation of any display cabinets (and their contents), original furniture, fixtures and fittings including doors and architraves affected by the proposals;

(j) New stairs;

(k) Stair enclosure to the roof;

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

(m) Position of door to lift lobby to room 0.04 (ground floor)

All of the above shall be implemented in accordance with the approved details before the use of the building approved under application ref no 103327 commences.

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) Notwithstanding the details as set out in condition 2 above before development commences final details of the new windows including design set back and making good of building 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 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.

7) Before the development commences a schedule for any repairs to the existing roof, including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall provide for the retention of the existing roofing materials. Any replacement roof covering 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 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 a strategy including the design and method of fixing or any internal and external signage 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) Before development commences a method statement for the proposed demolitions, protection of existing building fabric during demolition and making good works to all areas following demolition 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

10) Before development commences details of the following shall be submitted to and approved in writing by the City Council as local planning authority.

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

(b) internal paint finishes;

(c) internal wall finishes; and

(d) internal floor finishes

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) Notwithstanding the details submitted with the application the development that is hereby approved (not including demolition) shall not commence unless and until samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details have been submitted to and approved 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 policies SP1, DM1, CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Before development commences, a full photographic record of the site and the building (internally and externally) including all floors, ceilings and walls in the form of a 360 degree format , to act as a baseline and reference point for the works and agreement of detail 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.

13) Before development commences final details of any proposed internal and external M& E fit out 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.

Informatives

This permission does not grant approval under Building Regulations.

Date: 20 January 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission 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 permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission 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 114 of the Town and Country Planning Act 1990.

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