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

CIP Property (AIPT) 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 the erection of canopies, lighting, signage and associated works

Location: The Triangle, Exchange Square, Manchester, M4 3TR

Date of application: 8 March 2012

Application number: 098476/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).

Reason(s) for decision

The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular policy DC19.1 (Listed Buildings), and Policies DM1 and EN3 of Manchester's Core Strategy DPD; and Section 12 of the National Planning Policy Framework and is acceptable in terms of the impact on the character and appearance of the listed building 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:

Drawings:

Location Plan (Ref:7284-P-013 Revision A)

Existing and Proposed Exchange Square Elevation (Ref: 7284-P-014)

Existing and Proposed Fennel Street Elevation (Ref: 7284-O-015)

Existing and Proposed Cathedral Street Elevation (Ref: 7284-P-016)

Proposed Signage and Canopies Visualisation 1 - Corner of Cathedral Street and Exchange Square (Ref: 7284-P-020)

Proposed Signage and Canopies Visualisation 2 Exchange Square (Ref: 7284 P 021)

Proposed Signage and Canopies Visualisation 3 Fennel Street (Ref: 7284-P-021)

Detailed Lighting Drawings:

Exchange Square Façade External Lighting Layout (Ref: 630 0001 P2)

Cathedral Street Façade External Lighting Layout (Ref: 630 0002 P2)

Fennel Street Façade External Lighting Layout (Ref: 630 0003 P2)

Exchange Square / Cathedral Street and Cathedral Street / Fennel Street Corner Facades External Lighting Layout (Ref: 630 0004 P2)

Cathedral Street and Exchange Square Lighting CGI

Fennel Street Lighting CGI

Exchange Square Lighting CGI

External Lighting Layout Hanging Ditch and Fennel Street Elevations (Ref: 1001249-96-D-01-Rev B)

External Lighting Layout Cathedral Street and End Corner Elevations (Ref: 10001249-96-D-02-Rev B)

External Lighting Typical Wiring Details (Ref: 1001249-96-D-04 Rev A)

External Lighting Layout Entrances (Ref: 1001249-96-D-03-Rev B)

Detailed Signage Drawings:

Main Entrance Sign (Ref: 100465 01 Sheet 01)

Main Entrance Sign Side Elevation (Ref: 100465 02 Sheet 02)

Fennel Street Entrance Sign (Ref: 100465 01 Sheet 03)

Fennel Street Entrance Sign Side Elevation (Ref: 100465 01 Sheet 04)

Cathedral Street / Exchange Square Corner Sign (Ref: 100465 -01- Sheet 05)

Cathedral Street / Exchange Square Corner Sign Side Elevation (Ref: 100465 01 Sheet 06)

Typical Letter Section Applied to Glazing (Ref: 100465 01 Sheet 07)

Typical Letter Section Applied to Mounting Place (Ref: 100465 01 Sheet 08)

Glass Blade Sign (Ref: CX 04 Sheet 01)

Glass Blade Specification (Ref: CX 04 Sheet 02)

Glass Blade Sign Detail Showing Letter Construction (Ref: CX 04 Sheet 03)

Canopy Details:

Canopy Elevation and Section

Supporting Documents:

Lighting Statement

Method Statement

Supplementary Information submitted on 29 February:

Main Entrances Lighting Plan Ref.630_0005_02

Lighting Scheme Design Document Main Entrances

Luminaire Datasheets Main Entrances.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC19.1 (Listed Buildings) Manchester Unitary Development Plan, and Policies DM1 and EN3 of Manchester's Core Strategy DPD; and Section 12 of the National Planning Policy Framework.

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: 12 April 2012

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