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	Name and Address of Agent
MANCAT Manchester College Of Arts And Technology Openshaw Campus Ashton Old Road Openshaw Manchester M11 2WH	Walker Simpson Architects Ltd 33 Piccadilly Manchester M1 1LQ

Part I – Particulars of Application

Date of Application	Application ref. no.
20 May 2008	086531/LO/2008/N1

Particulars and location of development:

LISTED BUILDING CONSENT for demolition of second class male pool and rebuilding to form 3 storey teaching block, and retention and refurbishment of first class male pool and main entrance area in association with the educational use of building, incorporating internal and external alterations to the building

Harpurhey Baths
Rochdale Road
Harpurhey
Manchester
M9 4AF

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

APPROVE on the basis that the proposal accords with the developement plan in particular polic DC19 and E2.7, of the City Council's Unitary Development Plan in that the part demoltion and refurbishment of the Baths will retain the listed building in an active use and works will not detract from its architectural

merits and there are no material considerations of sufficient weight to indicate otherwise.

Date of Decision 26 August 2008

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 demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason

In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to policy DC18 of the Unitary Development Plan for the City of Manchester.

3) The development herbey approve shall be implemented in accordance with the following drawings WSA.0233.P.02, PO4.A,P11,PO3,905A,P06A,PO7A,PO8A,PO9A,P12A,P13,P14, AND SX-201 stamped as received by the local planning authority on 23 April 2008.

Reason

To ensure that the development is carried out in accordance with the approved plans pursuant to policy DC 19 of the City Council's Unitary Development Plan.

4) Any demolition should take place outside of the bat hibernation season (October to March inclusive) and roof slates under which sarking boards are present should be reomved by hand under the supervision of a licensed bat consultant.

Reason

To ensure the protection of habitats of bats which are a protected species unde rthe Wildlife and Countryside Act 1981 and pursuant to policy E2.3 of the Unitary Development Plan for the City of Manchester.

5) Before development commences, details of any works (including to the windows, floors or walls) to be undertaken in relation to a scheme for acoustic

insulation, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason

To safeguard the character and appearance of the listed building pursuant to policy DC19 of the Unitary Development Plan for the City of Manchester.

6) No rainwater goods nor pipes shall be installed nor affixed other than rainwater goods and pipes constructed of cast iron and coloured black. All such goods shall kept coloured black 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 in accoradnce with policy DC19 of the Unitary Development Plan for the City of Manchester.

7) Before the development commences a schedule for the refurbishment/repair of 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 policy DC19 of the Unitary Development Plan for the City of Manchester.

8) Before the works commence full details, specifications and justification of the method to be used to clean the brickwork and to carry out any repairs to existing masonry shall be submitted to and approved in writing 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.

9) Before the 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 any internal stripout works, 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.

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.

10) 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.

11) During the period of construction of the development hereby approved, no work or other activity shall take place on Sundays or outside the following hours:

8:00 a.m. to 6:00 p.m. Mondays to Fridays

8:00 a.m. to 1:00 p.m. Saturdays.

Reason

To protect the amenities of occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) No works relating to this planning permission/listed building consent shall take place until the imlementation of an appropriate programme of building recording and analysis has been agreed in writing with the City Council as Local Planning Authority. The programme of works shall be carried out by a specialist to be approved by the City Coucnil as Local Planning Authority and in accordance with an agreed written brief. The applicant shall submit proposals for the retention of significant fixtures and fittings to be incorporated into the

new development, unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason

To provide a detailed record of the historic fabric of the former Public Baths for archive and research purposes and commemorate the heritage of the site by means of suitable presentation and interpretation 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.