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	Agent (if used)
CIP Property (AIPT) Ltd C/o Agent	Mr John Cooper Deloitte 2 Hardman Street Spinningfields Manchester M3 3HF

Part 1 – Particulars of the application/development

Proposal: Internal and external alterations and refurbishment of the Corn Exchange.

Location: The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR

Date of application: 1 August 2013

Application number: 103222/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, the environment and highway safety, 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, date stamped 1st August 2013 by City Council, as local planning authority:

Design and Access Statement Plans:

B1_00_0000	1:1250	A3	Planning Application Red Line Boundary Plan
B1_00_0001	1:1250	A3	Listed Building Application Red Line Boundary Plan
B1_00_0200	1:500	A1	Proposed Site Plan
B1_00_1000	1:500	A1	Existing Site Plan
B1_02_1998	1:200	A1	Existing Sub Basement Layout Plan
B1_02_1999	1:200	A1	Existing Lower Ground Floor Layout Plan
B1_02_2000	1:200	A1	Existing Upper Ground Floor Layout Plan
B1_02_2001	1:200	A1	Existing First Floor Layout Plan
B1_02_2002	1:200	A1	Existing Second Floor Layout Plan
B1_02_2003	1:200	A1	Existing Third Floor Layout Plan
B1_02_2004	1:200	A1	Existing Forth Floor Layout Plan
B1_02_2005	1:200	A1	Existing Fifth Floor Layout Plan
B1_02_2006	1:200	A1	Roof Layout Plan - Existing Plan
B1_02_2099	1:200	A1	Demolition/Strip Out - Lower Ground Floor Layout
B1_02_2100	1:200	A1	Demolition/Strip Out - Ground Floor Layout Plan
B1_02_2101	1:200	A1	Demolition/Strip Out - First Floor Layout Plan
B1_02_2102	1:200	A1	Demolition/ Strip Second Floor Layout Plan
B1_02_2103	1:200	A1	Demolition/ Strip Third Floor Layout Plan
B1_02_2104	1:200	A1	Demolition/ Strip Fourth Floor Layout Plan
B1_02_2105	1:200	A1	Demolition/ Strip Fifth Floor Layout Plan
B1_02_2106	1:200	A1	Demolition/ Strip Roof Layout Plan
B1_02_2199	1:200	A1	Proposed Lower Ground Floor Layout Plan
B1_02_2200	1:200	A1	Proposed Upper Ground Floor Layout Plan
B1_02_2201	1:200	A1	Proposed First Ground Floor Layout Plan
B1_02_2202	1:200	A1	Proposed Second Floor Layout Plan
B1_02_2203	1:200	A1	Proposed Third Floor Layout Plan
B1_02_2204	1:200	A1	Proposed Fourth Floor Layout Plan
B1_02_2205	1:200	A1	Proposed Fifth Floor Layout Plan
B1_02_2206	1:200	A1	Proposed Roof Layout Plan
B1_04_2001	1:200	A1	Existing Exchange Square Elevation
B1_04_2002	1:200	A1	Existing Fennel Street Elevation
B1_04_2003	1:200	A1	Existing Cathedral Street Elevation
B1_04_2004	1:125	A1	Existing External Atrium Elevations
B1_04_2101	1:200	A1	Demolition/Strip Out Exchange Square Elevation
B1_04_2102	1:200	A1	Demolition/Strip Out Fennel Street Elevation
B1_04_2103	1:200	A1	Demolition/Strip Out Cathedral Street Elevation
B1_04_2104	1:125	A1	Demolition/Strip Out External Atrium Elevations
B1_04_2201	1:200	A1	Proposed Exchange Square Elevation
B1_04_2202	1:200	A1	Proposed Fennel Street Elevation
B1_04_2203	1:200	A1	Proposed Cathedral Street Elevations
B1_04_2204	1:125	A1	Proposed External Atrium Elevations
B1_04_3101	1:100	A3	Internal Atrium Elevation 01

B1_04_3102	1:50	A1	Internal Atrium Elevation 02
B1_04_3103	1:100	A3	Internal Atrium Elevation 03
B1_04_3203	1:50	A1	Proposed Entrance - Exchange Square
B1_04_3207	1:50	A1	Glazed Extension 1 - Fennel Street
B1_04_3208	1:50	A1	Proposed Entrance - Fennel Street
B1_04_3209	1:100	A3	Fennel Street - Glazed Extension 2
B1_04_3301	1:25	A1	Typical Internal Column Details
B1_05_001	1:100	A1	Section A-A Existing
B1_05_002	1:100	A1	Section B-B Existing
B1_05_003	1:100	A1	Section C-C Existing
B1_05_101	1:250	A1	Context Section DD
B1_05_102	1:250	A1	Context Section BC
B1_28_3200	1:500	A3	Tenant Design Guide - Shopfront Types
B1_28_3202	1:100	A3	Tenant Design Guide - Type 2 Shopfront
B1_05_001_SK01	1:100	A1	Change in Floor Level and Proposed Voids
B1_05_002_SK01	1:100	A1	Change in Floor Level and Proposed Voids

Landscaping Plans:

103730 406 202	Hanging Ditch Section
103730 406 201	Fennel Street Section
103730 406 200	Cathedral Street Section
103730 406 021	External Seating Zones
103730 406 011	Fennel Street Landscaping Plan
103730 406 010	Cathedral Street Landscaping Plan
103730 406 009	Landscaping General Arrangement Plan

Lighting Plan:

1601711-HL-XX0LS-DR-Y-630-0002-P1 Public Realm External Lighting Layout Hanging Ditch and Fennel Street

Ventilation Plans:

BSXX (57) 3301	C	Riser 3, Plant Layout (2nd, 3rd, 4th)
BSXX (57) 3201	A	Riser 2, Plant Layout (3rd, 4th)
BSXX (57) 3101	B	Riser 1, Plant Layout (2nd, 3rd, 4th)
BS04 (57) 1101	A	Riser 1, 4 and C Ductwork Layout 4th Floor
BS02 (57) 1301	B	Riser 3, A and B Ductwork Layout 2nd Floor
BS02 (57) 1201	B	Riser 2, D and E Ductwork Layout 2nd Floor
BS02 (57) 1101	B	Riser 1, 4 and C Ductwork Layout 2nd Floor
BS-1 (57) 1001	A	Ductwork Layout Basement Level
BS-1 (50) 1001	A	Incoming Utilities Basement Level
BS-1 (57) 1001	B	Ductwork Layout First Floor
BS00 (57) 1001	B	Ductwork Layout Ground Floor

Other Documents:

Acoustic Assessment (Sol Acoustics)
Ventilation Strategy (Cundall Johnson)

Landscaping Strategy (Landscape Projects)
Design and Access Statement incorporating Tenant Design Guide (5 Plus Architects)
Computer Generated Images (5 Plus Architects)
Heritage Statement (Heritage Architecture)
Transport Statement (Waterman Boreham Group)
Servicing Strategy (Waterman Boreham Group)
Lighting Strategy (Hoare Lea)
Crime Impact Statement (Greater Manchester Police)
Ground Conditions and Contamination Assessment (Buro Happold)
Structural Survey (Buro Happold)
Archaeology Letter from the Greater Manchester Archaeology Advisory Service
Waste Management Strategy (Corn Exchange and 5 Plus Architects)
Construction Management and Phasing (Spring & Co)
Statement of Community Consultation (Deloitte LLP)
Supporting Statement (Deloitte LLP)
Energy Statement for Glass Extensions (Cundall Johnson)

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 (Development Management) of the Core Strategy.

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.

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 and DM1 of the Core Strategy.

4) Before any commercial unit is first brought in to use, full details of a shop front and signage design strategy shall be submitted to and approved in writing by the City Council as local planning authority. Any works approved in compliance with this condition shall be fully implemented before any of the commercial ground floor uses are brought in to use.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

5) No development shall take place, unless and until further detailed design options for the glazed extensions facing Fennell Street have been submitted to, and considered by, the City Council, as local planning authority, and the glazed extensions shall not be erected prior to a written response confirming approval has been received by the applicant.

Reason - To ensure that the details of the appearance of the building are acceptable, in relation to the context of the listed building and the Conservation Area within which the building is located, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings)

6) No development shall take place, unless and until further detailed design options for the proposed internal balconies have been submitted to, and considered by, the City Council, as local planning authority, and the balconies shall not be erected prior to a written response confirming approval has been received by the applicant.

Reason - To ensure that the details of the appearance of the building are acceptable, in relation to the context of the listed building, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policy 19.1 (Listed Buildings)

7) No development shall take place, unless and until a colour scheme for all internal areas has been submitted to, and approved by, the City Council, as local planning authority, and thereafter, the internal areas of colour shall be maintained to the satisfaction of the local planning authority.

Reason. To ensure that the details of the appearance of the building are acceptable, in relation to the context of the listed building, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policy 19.1 (Listed Buildings)

Informatives

This permission does not grant approval under Building Regulations.

Date: 25 October 2013

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