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

CONSERVATION AREA CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Chethams School Of Music Long Millgate Manchester M3 1SB	Stephenson Bell Aeroworks 5 Adair Street Manchester M1 2NQ

Part I – Particulars of Application

Date of Application	Application ref. no.
4 June 2009	083492/CC/2007/C1

Particulars and location of development:

CONSERVATION AREA CONSENT Demolition of buildings Nos. 56-78 Victoria Street (Palatine Building)

Palatine Building, Victoria Street
Long Millgate
Manchester
M3 1SB

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**
Date of Decision **23 July 2009**

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 works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) Unless otherwise agreed in writing, notwithstanding the demolition works hereby approved, no demolition shall commence until a contract for the carrying out of the landscaping works to the site of the building to be demolished approved under planning permission ref no 083013 has been submitted and agreed in writing by the City Council as Local Planning Authority. Such a contract shall include a timeframe for the demolition, details of a timeframe for finalising the landscaping details as set out in condition 10 of the planning permission 083013 and the programme of build out of that permission. The works shall be carried out in accordance with the approved details set out in the agreed contract.

Reason

In the interests of visual amenity 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) Unless otherwise agreed in writing , notwithstanding the demolition works hereby approved , no demolition shall commence until the following have been submitted to and approved in writing by the City Council as local planning authority:

(a) A desk based archaeological assessment of the site;
(b) A scheme for digging archaeological trial trenches on site (including timetables and particulars of the persons supervising the digging);
(c) A scheme for investigating, evaluating and archiving any finds and for publishing details thereof (including timetables and particulars of the persons who will carry out said tasks).

The schemes approved under (b) and (c) above shall be implemented in accordance with the timetables contained therein and no development shall take place on site until written confirmation of completion of the said schemes has been received by the City Council, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.

4) Following the carrying out the requirements of condition 3 and before implementation of the landscaping works to the site approved under planning permission ref 083013 commences the applicant will devise a scheme for the display of archaeological remains commemorating the history and archaeology of the site which shall be submitted to and agreed in writing with the City Council as Local Planning Authority.

The scheme shall be implemented in accordance with the approved details.

Reason

To commemorate the history of the site and provide an educational and community amenity pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and Guidance contained in PPG16

5) Subject to compliance with condition 2 and 3, the demolition 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) Photos relating to demolition of the Palatine Building in Conservation Area Consent and Listed Building Consent descriptions or remedial works required as a result of removals document stamped as received on 8th Jul 2009.

(b) Details of proposed extent and methodology of post-demolition remedial works for the Palating Building contained in the Conservation Area Consent and Listed Building Consent descriptions of remedial works required as a result of removals document document stamped as received on 8th Jul 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC18 and DC19.1; of the Manchester Unitary Development Plan.

6) Unless otherwise approved in writing before development commences full details of the following shall be submitted to and approved in writing by the City Council as local planning authority:

(a) A method statement for the proposed demolitions; and

(b) A method statement detailing the necessary remedial works required to the building following the demolitions.

The works shall be implemented in accordance with the approved details.

Reason - To improve the appearance of the building in the interests of visual amenity and 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 and in accordance with Policy DC19.1 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.

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.

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