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 Simon Linford
Xian
The Penthouse
Grosvenor House
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B2 5RS

Agent (if used)

Miss Samantha Gill
Buttress
41 Bengal Street
Manchester
M4 6AF

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT: Alterations to the former Welsh Baptist Chapel in connection with the creation of a basement level corridor to connect to a proposed detached single storey building to form 9 one bedroom residential units (with accommodation in the roofspace), together with the provisional of basement communal space comprising residents lounge, laundry and fitness room , and vehicular access from Upper Brook Street (in conjunction with the conversion of the former Welsh Baptist Chapel and attached Islamic Academy building to self contained residential units)

Location: Former Welsh Baptist Chapel , Upper Brook Street, Ardwick, Manchester, M13 9AJ

Date of application: 4 January 2016

Application number: 110846/LO/2015/N2

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 35 Declaration

Condition(s) attached to this decision

0) The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.
The applicant sought pre-application advice from the City Council prior to the submission of this planning application and advice given at this stage was incorporated into the design of the submission.

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 documents and plans in respect of the new build accommodation only:

8015 (01) 000 (Site edged red), 8015 (04) 201 rev.B (basement floor plan), 8015(04) 009 rev.C (basement floor plan), 8015 (04) 202 rev.A (ground floor plan option B), 8015(04) 010 rev.C (ground floor plan option B), 8015 (04) 203 rev.B (first floor plan option B), 8015(04) 011 rev.B (first floor plan option B),8015(05)002 rev.A (New Build Elevations as proposed), 8015 (06) 002 (Chapel Sections) as proposed date stamped as received 18th December 2015;

Welsh Baptist Chapel - Internal specification; Heritage statement ; Planning Statement; Design & Access Statement received 18th December 2015;

Flood Risk Assessment received by e-mail 1st February 2016.
Emails from planning agent dated 19th and 22nd February 2016

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester

3) Notwithstanding the materials annotated on plan ref: 8015 (05)002 rev.A, no approved development shall commence until samples and specifications of the materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management have been submitted to and approved in writing by the City Council as local planning authority.
The development shall be constructed only using the approved materials.

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, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) Before development commences, a detailed method statement for the erection of any scaffolding to the former Chapel buildings, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

5) Before development commences full survey drawings, schedule of work, method statement and detailed specification for all works to stonework, and repointing (both internal and external) in connection with the link corridor , shall be submitted and approved in writing by the City Council as local planning authority. The works of repair and reinstatement shall be carried out in accordance with the approved details before occupation of the units hereby approved.

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.

6) Before development commences, finalised specifications of the following works to the former Chapel in association with the link corridor shall be submitted to and approved in writing by the City Council as local planning authority:

a) Details of any paint removal .

b) Internal plaster repairs, ceiling repairs.

c) Finalised details of junction between new link and existing buildings.

d) Flashing and jointing details between new and existing.

e) Inventory / detailed record and method statement for removal of any fallen items and debris.

The works of repair listed above shall be carried out in accordance with the approved details before occupation.

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.

7) Before development commences, a finalised detailed method statement for the works to be undertaken to the graveyard (including the precise details the layout of the gravestones), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building, pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

8) Before development commences finalised specifications of all mechanical and electrical servicing , including cabling, drainage and pipework , shall be submitted and approved in writing by the City Council as local planning authority. The development hereby approved shall not be occupied until the approved scheme has been implemented in full.

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) No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
-an archaeological desk-based study
- an archaeological survey and recording of graveyard monuments
- recording and recovery of the skeletal population
2. A programme for post investigation assessment, research and re-interment to include:
- analysis of the site investigation records
-analysis of grave/ coffin fittings, clothing and other cultural items
- palaeopathological analysis of the skeletal population
- production of a final report on the significance of the archaeological and historical interest represented.
-specification and arrangements for the re-interment of the skeletal population
3. Provision for publication and dissemination of the analysis and report on the site investigation - including publication as part of the 'Greater Manchester's Past Revealed' series.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved Policy DC20.1 of the Unitary Development Plan for the City of Manchester and in accordance with NPPF Section 12, Paragraph 141(- To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible), and policies SP1, H1,EN1 and DM1 of the Core Strategy for Manchester.

10) No development shall commence until a scheme has been submitted to and approved in writing by the City Council as local planning authority, detailing measures to ensure the submission of an accurate survey of the external areas identifying the position and condition of individual gravestones; a detailed methodology of the realignment of the grave stones and their incorporation into the hard landscaping scheme and laying out of pathways, including an excavation strategy with the graveyard area and individual graves and measures to safeguard gravestones during the various phases of the development. The approved scheme shall be implemented in full prior as part of the authorised development.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN3 of the Core Strategy for Manchester and the guidance contained within the NPPF.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 29 February 2016

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.