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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester City Council
Town Hall Complex Transformation Programme
Heron House
36-38 Brazennose Street
Manchester
M2 5EA

Agent (if used)

Mrs Sophie McCombes
Ian Simpson Architects
Riverside
4 Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Application to vary conditions 2 (Specified Drawings), 3 (Materials to be Approved), 4 (Method Statements), 5 (External Lighting) and 8 (Protection) imposed upon planning approval reference 099354/LO/2012/C1 under section 19 of the planning (Listed Buildings and Conservation Areas) Act 1990 to allow amendments to the approved design of the link building and to take into account information submitted to discharge conditions 3, 4, 5 and 8 and remove the pre commencement requirement.

Location: Town Hall Extension, Albert Square, Manchester, M2 5DB

Date of application: 24 January 2014

Application number: 104409/JO/2013/C1

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** 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 application for Listed Building Consent. This has included ongoing advice about the information required to be submitted to support the application and allow variation of the requested conditions.

Condition(s) attached to this decision

1) The development must be begun no later than the expiration of three years beginning with the date of approval of the previous permission (application reference: 099354/LO/2012/C1).

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:

The site location plans referenced 1253/ISA/P/G200/P/LW01/001 and 1253/ISA/P/G100/XP/LW01/000

The drawings referenced:

1253/ISA/P/G200/P/LW00/001, 1253/ISA/P/G220/D/LW01/001, 1253/ISA/P/G251/D/LW01/001, 1253/ISA/P/G251/D/LW04/003rev 01 and 1253/ISA/P/G720/D/LW01/001 stamped as received by the City Council as local planning authority on 14th May 2012

1253/ISA/P/G200/S/LWGG/001 rev C4, 1253/ISA/P/G200/S/LWFF/001 rev C4, 1253/ISA/P/G200/S/LWEE/001 rev C5, 1253/ISA/P/G200/S/LWDD/002 rev C1, 1253/ISA/P/G200/S/LWAA/001 rev C6, 1253/ISA/P/G200/E/LW02/001 rev C5, 1253/ISA/P/G200/E/LW01/002 rev C2, 1253/ISA/P/G200/E/LW01/001 rev C5, 1253/ISA/P/G200/P/LW02/001 rev C4, 1253/ISA/P/G200/P/LW01/002 rev C8, and 1253/ISA/DR/G200/P/LW01/001 rev C7 stamped as received by the City Council as local planning authority on 6th December 2013

1253/ISA/P/G200/LW01/001 rev 01, 1253/ISA/P/G200/E/LW01/001 rev 01, 1253/ISA/P/G322/D/LW01/001 rev 01, 1253/ISA/P/G200/S/LWDD/001 rev 02, 1253/ISA/P/G200/S/LWEE/002 rev 05, 1253/ISA/P/G220/D/LW02/002 rev 01, 1253/ISA/P/G220/D/LW02/001 rev 01, 1253/ISA/P/G220/D/LW03/001 rev 01, 1253/ISA/P/G220/D/LW04/001 rev 01, 1253/ISA/P/G251/D/LW02/001rev 02, 1255/RYD/DR/650-00001 rev B, 1255/RYD/DR/650-00002 rev B, 1255/RYD/DR/650-00003 rev B, 1255/RYD/DR/650-00005 rev A, 1255/RYD/DR/650-00006 rev A, 1253/ISA/P/G322/D/LW01/001 rev 01, 1253/ISA/P/G580/D/LW01/001 rev 01, 1253/ISA/P/G580/D/LW01/002 rev 01 stamped as received by the City Council as local planning authority on 24th January 2014

The Existing Fabric Intervention Strategy stamped as received by the City Council as local planning authority on 14th May 2012

Sections 7.0, 8.0 and 9.0 of the Design and Access Statement stamped as received by the City Council as local planning authority on 14th May 2012 as part superseded by the Design and Access Statement Addendum stamped as received by the City Council as local planning authority on 24th January 2014

The Lumenbeam specification sheets, the BEGA product data sheet and the drawings referenced 1253-BDP-DR-63-00002 rev B and 1253-BDP-DR-63-0004 rev B stamped as received by the City Council as local planning authority on 24th January 2014

The sample sheets referenced 1253-WB-SA-30-0001 rev 00, 1253-WB-SA-30-0002 rev 00, 1253-WB-SA-30-0004 rev 00, 1253-WB-SA-30-0016 rev 00 and 1253-WB-SA-30-0018 rev 00 stamped as received by the City Council as local planning authority on 24th January 2014

The General Methodology by Waagner Biro stamped as received by the City Council as local planning authority on 24th January 2014

The document entitled Reinforcement Fix, Material Movement and Slab Construction Library Walk and the drawing referenced ISA-DR-G220-P-LW01 rev C1 stamped as received by the City Council as local planning authority on 24th January 2014

The drawings referenced ISA-DR-G200-P-LW01-001 rev C1, ISA-SK-G240-106, ISA-SK-G240-107, ISA-SK-G240-108, ISA-SK-G240-109 rev 02, ISA-SK-G240-111, ISA-SK-G240-112 rev 01 stamped as received by the City Council as local planning authority on 24th January 2014

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC9, EN1, EN 3, and DM1 of the Adopted Core Strategy for the City of Manchester, the Design Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The development shall be constructed only using the following approved materials:

Mirrored Surface Stainless Steel to be used in the construction of the mirrored Soffit (sample reference: 1253-WB-SA-30-00001 (WB-No.:16-133-105-001)
Stainless Steel - Ground - Grain of sanding: Grit 60 - Hardness of rotating brush: Medium - to be used to construct the roof surface (sample reference: 1253-WB-SA-30-00002 (WB-No.:16-133-105-002)
Flat and Curved Glass 39.04mm - 3 x 12 clear low iron toughened glass - 2x1,52mm clear SGP-foil to be compatible with Dow Corning standard silicone - Edges: KPO - to be used to construct the facade (sample reference: 1253-WB-SA-30-00004 (WB-No.:16-133-105-004)
Silicone Joint - Dow Corning DC 993 - middle grey - to be used at the joints within the facade (sample reference: 1253-WB-SA-30-00016 (WB-No.:16-133-105-016)
Stainless Steel - ground in longitudinal direction - grain 320 to be used to form the metalwork of the facade (sample reference: 1253-WB-SA-30-00018 (WB-No.:16-133-105-018)

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, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Access Principles of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Before the development that is hereby approved (excluding the approved construction and installation of the concrete slab) commences or within a timescale to be otherwise agreed in writing by the City Council as local planning authority detailed method statements for all works to historic fabric shall have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out only in accordance with the approved method statements.

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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the information shown on the drawings hereby approved, no works to install external lighting shall commence unless and until full details of the external lighting have been submitted to and approved in writing by the City Council as local planning authority. Full details shall include design, appearance, energy efficiency and illumination levels. The external lighting shall be installed only in accordance with the approved details.

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, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design, Access, Community Safety and Crime Prevention Principles of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) No works to pave Library Walk shall commence unless and until full details of the paving treatment of Library Walk have been submitted to and approved in writing by the City Council as local planning authority. Full details shall include details of high quality natural paving materials, jointing and layout. The paving shall then be installed only in accordance with the approved details.

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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) The proposed gates shall not be installed unless and until full details of their design has been submitted to and approved in writing by the City Council as local planning authority. The gates shall then be installed only in accordance with the approved details.

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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Before the works (excluding the approved construction and installation of the concrete slab) hereby permitted are commenced, full details of the method of support and protection of all adjacent historic fabric shall be submitted to and agreed in writing by the City Council as local planning authority. The approved method of support and protection shall be fully implemented prior to works commencing on site or within a timescale to be otherwise 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 19 March 2014

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 Town and Country Planning 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 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