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

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (plans and drawings) of Listed Building Consent ref 103222/LO/2013/C1 to take into account minor layout alterations relating to internal configuration of commercial units and circulation space; alterations to shop fronts; and, other internal and associated works.

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

Date of application: 13 March 2014

Application number: 105209/JO/2014/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 issues arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-principle acceptability of the proposed changes. Officers also advised the applicants about the level of information that would need to be submitted with the application.

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:

Supplementary Design and Access Statement incorporating Tenant Design Guide (5 Plus)

Supplementary Heritage Statement (Heritage Architecture)

Supplementary Planning Statement (Deloitte)

Supplementary Servicing Strategy (Waterman)

Revised Ventilation Strategy (Cundall Johnson)

Supplementary Environmental Noise Study (Sol Acoustics)

Supplementary Construction Management and Phasing Plan (Spring & Co)

Supplementary Transport Statement (Waterman)

Supplementary Waste Management Strategy (Corn Exchange Centre Management)

Structural Report (Future Proofing Works) (Buro Happold)

406.021 Rev A Updated Landscaping Plan - External Seating Layout

406.010 Rev A Updating Landscaping Plan - Landscaping Masterplan

0002 Rev P6 Updated Lighting Plan - Public Realm External Lighting Layout (Hanging Ditch & Fennel Street)

B1_00_0000 Planning application red line boundary plan

B1_00_0001 Listed Building red line boundary plan

B1_00_1000 Existing Site Plan

B1_00_0200 Proposed Site Plan

B1_02_1998 Existing Sub Basement Layout Plan

B1_02_1999 Existing Lower Ground Floor Layout Plan

B1_02_2000 Existing Upper Ground Floor Layout Plan

B1_02_2001 Existing First Floor Layout Plan

B1_02_2002 Existing Second Floor Layout Plan

B1_02_2003 Existing Third Floor Layout Plan

B1_02_2004 Existing Fourth Floor Layout Plan

B1_02_2005 Existing Fifth Floor Layout Plan

B1_02_2006 Existing Roof Layout Plan

B1_02_2099_P Rev A Demolition/Strip Out Lower Ground Floor Layout Plan

B1_02_2100_P Rev A Demolition/Strip Out Upper Ground Floor Layout Plan

B1_02_2101_P Rev A Demolition/Strip Out First Floor Layout Plan

B1_02_2102_P Rev A Demolition/Strip Out Second Floor Layout Plan

B1_02_2103_P Rev A Demolition/Strip Out Third Floor Layout Plan

B1_02_2104_P Rev A Demolition/Strip Out Fourth Floor Layout Plan

B1_02_2105_P Rev A Demolition/Strip Out Fifth Floor Layout Plan

B1_02_2106_P Rev A Demolition/Strip Out Sixth Floor/Roof Layout Plan

B1_02_2199_P Rev B Proposed Lower Ground Floor Layout Plan

B1_02_2200_P Rev B Proposed Upper Ground Floor Layout Plan

B1_02_2201_P Rev B Proposed First Floor Layout Plan

B1_02_2202_P Rev A Proposed Second Floor Layout Plan

B1_02_2203_P Rev A Proposed Third Floor Layout Plan

B1_02_2204_P Rev A Proposed Fourth Floor Layout Plan

B1_02_2205_P Rev A Proposed Fifth Floor Layout Plan

B1_02_2206_P Rev A Proposed Roof Layout Plan

B1_04_2001 Existing Hanging Ditch Elevation

B1_04_2002 Existing Fennel Street Elevation

B1_04_2003 Existing Cathedral Street Elevation

B1_04_2004 External Atrium Elevations as Existing

B1_04_2101_P Rev A Demolition/Strip Out Hanging Ditch Elevation

B1_04_2102_P Rev A Demolition/Strip Out Fennel Street Elevation

B1_04_2103_P Rev A Demolition/Strip Out Cathedral Street Elevation

B1_04_2104_P Rev A Demolition/Strip Out External Atrium Elevations

B1_04_2201_P Rev B Proposed Hanging Ditch Elevation

B1_04_2202_P Rev A Proposed Fennel Street Elevation

B1_04_2203_P Rev B Proposed Cathedral Street Elevations

B1_04_2204_P Rev A Proposed External Atrium Elevations

B1_05_001 Section A-A - Existing

B1_05_002 Section B-B - Existing

B1_05_003 Section C-C - Existing

B1_05_101_P Rev A Exchange Square Context Section DD

B1_05_102_P Rev A Exchange Square / Fennel Street BC

B1_05_2200_P Rev A Change in Floor Level and Proposed Voids

B1_05_2201_P Rev A Change in Floor Level and Proposed Voids

BS00(57)1001 Rev G Ground Floor Ductwork

BS01(57)1001 Rev G First Floor Ductwork

BS-1(57)1001 Rev G Basement Floor Ductwork

BS02(57)1101 Rev F Riser 1, 4 and C Ductwork Layout Second Floor

BS02(57)1201 Rev F Riser 2, D and E Ductwork Layout Second Floor

BS02(57)1301 Rev F Riser 3, A, B and F Ductwork Layout Second Floor

BS03(57)1101 Rev B Riser 1, 4 and C Ductwork Layout Third Floor

BS03(57)1201 Rev B Riser 2, D and E Ductwork Layout Third Floor

BS03(57)1301 Rev B Riser 3, A, B and F Ductwork Layout Third Floor

BS04(57)1101 Rev E Riser 1, 4 and C Ductwork Layout Fourth Floor

BS04(57)1201 Rev C Riser 2, D and E Ductwork Layout Fourth Floor

BS04(57)1301 Rev C Riser 3, A, B and F Ductwork Layout Fourth Floor

BS05(57)1301 Riser 3, A and B Ductwork Layout Fifth Floor

BSXX(57)0001 Ventilation Schematic Sheet 1 of 2

BSXX(57)0002 Ventilation Schematic Sheet 2 of 2

To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 (Development Management) and policy SP 1 (Spatial Principles) within Manchester Core Strategy.

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.

All other conditions attached to planning consents 103221/FO/2013/C1 and 103222/LO/2013/C1remain in force.

Date: 23 May 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