

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142127/JO/2025

Date registered valid: 11 February 2025

Proposal: Variation to conditions 3 (Specified Plans), 8 (Cast Iron Columns), 11 (Bendix Street Elevation), 12 (Vertical Fins) and 13 (Windows and Doors) attached to planning permission 135825/JO/2022 to make internal reconfigurations associated with the increase in the number of apartments, together with associated elevational alterations

Address: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

Ward(s): Piccadilly Ward

Applicant: Peelers Estates Limited

Agent (if any): Mr Matthew Dixon Enabl

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22.05.2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 February 2025 Expired: 20 March 2025

Site notice

Posted: Expired:

Press advert

Published: 4 March 2025 Expired: 25 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 0.12 hectares consists of hardstanding and the four remaining boundary walls of the former Grade II listed fire and police station. The site is bounded by Chadderton Street, Goulden Street and Cross Keys Street and is rectangular in shape.

The building was constructed between 1870 and 1872 as a purpose built police and fire station. An ambulance station was incorporated into the site during the early 1990s. A fire destroyed the majority of the building in November 2002. This resulted in all part of the building being demolished except for the four remaining retaining walls and the ventilation chimney stack.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The New Cross area is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as the Marriott Hotel, Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced. The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

Variation to conditions 3 (Specified Plans), 8 (Cast Iron Columns), 11 (Bendix Street Elevation), 12 (Vertical Fins) and 13 (Windows and Doors) attached to planning permission 135825/JO/2022 to make internal reconfigurations associated with the increase in the number of apartments, together with associated elevational alterations

Consultations & Notification Responses

Publicity – The proposal has been advertised in the local press and by way of site notice. Notification letters have also been sent to local residents. No comments have been received as part of that process.

Policy

Places for Everyone

Relevant policy JP-P2: Heritage

Manchester Core Strategy Development Plan Document (July 2012)

Relevant policies SP1, EN1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995)

Relevant saved policy DC19

National Planning Policy Framework

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation

Issues

The proposed changes to the development are as follows:

- The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

The additional apartment is a duplex and will be added at level 07. The number of 2 bed duplexes will increase from 7no. to 11no., whilst number of 2 bed apartments reduces from 42no. to 39no. This will be a loss of 1no. 2 bed 4 person units and a gain of 2no. 2 bed 3 person units.

- Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.
- The porthole window size has been reduced to allow for better internal composition.
- The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.
- Rooflight dimensions facing onto Bendix Street have increased to align with the windows and perforated panels below.
- Banding at level 01 has changed from an aluminium c-channel to a soldier course of brick to improve the architectural composition.
- Stairs to the lower ground apartments have been extended to provide sufficient access from the courtyard. A guarding rail has been added for fall protection.
- The curtain walling to Goulden Street entrance has been adjusted to accommodate the dry riser inlet and structural design. Changes 2, 4, 7 and 8 are to ensure the building is operationally safe and functional.
- A residents dining room has been added at level 01 to increase amenity space.
- Following a detailed survey, the opening size of windows within the listed wall on Cross Keys Street are shown as uniform..
- Rooflights have been added to 4no. duplex apartments at level 08.
- The height of Smoke shafts and AOVs at roof level has been raised.
- Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition
- The internal cycle store has capacity for 74no. cycles at ground floor (as approved). The proposed layout includes an internal cycle store in the same location as approved with space for 71no. cycles
- Bin capacity increase to accommodate the additional unit.

The changes to the scheme are considered to be minor and would not affect the previous judgement that the changes would result in less than substantial harm and the required public benefits exist to out weigh that harm.

There are appropriate conditions to agree details including the changes above which need to be agreed prior to the commencement of any element of the works.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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. Pre application advice has been sought in respect of this matter where early discussions took place regarding the impact of the works. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 18 December 2023.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The extension and alteration of the former police and fire station hereby approved shall be undertaken in accordance with the Contract for Building Works stamped as received by the City Council, as Local Planning Authority, on the 14 January 2022.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

////3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings and documents approved under Listed Building Consent 142127/JO/2025

0321-TGA-XX-00-DR-A-0300 PA3, 0321-TGA-XX-01-DR-A-0301 PA3, 0321-TGA-XX-02-DR-A-0302 PA2, 0321-TGA-XX-03-DR-A-0303 PA2, 0321-TGA-XX-04-DR-A-0304 PA2, 0321-TGA-XX-05-DR-A-0305 PA2, 0321-TGA-XX-06-DR-A-0306 PA2, 0321-TGA-XX-07-DR-A-0307 PA2, 0321-TGA-XX-08-DR-A-0308 PA2, 0321-TGA-XX-XX-DR-A-0309 PA3, 0311-TGA-XX-XX-DR-A-0311 PA1, 0321-TGA-XX-XX-DR-A-0401 PA2, 0321-TGA-XX-XX-DR-A-0402 PA2, 0321-TGA-XX-XX-DR-A-0403 PA2, 0321-TGA-XX-XX-DR-A-0404 PA2, 0321-TGA-XX-XX-DR-A-0405 PA2, 0321-TGA-XX-XX-DR-A-0501 PA3, 0321-TGA-XX-XX-DR-A-0502 PA2, 0321-TGA-XX-XX-DR-A-0503 PA2, 0321-TGA-XX-XX-DR-A-0504 PA2, 0321-TGA-XX-XX-DR-A-0505 PA2 and 0321-TGA-XX-XX-DR-A-0506 PA2

Peelers Yard, Manchester: Non-material Amendment (0321-TGA-XX-XX-RP-A-FI_10_10_05-95001 P02), prepared by Tim Groom Architects

All received by the City Council, as Local Planning Authority, on the 17 February 2025

Drawings and documents approved under planning application 135818/JO/2022

Section 73 Design and Access Statement Addendum, prepared by Tim Groom Architects and Heritage Assessment Addendum, prepared by Stephen Levrant received by the City Council, as Local Planning Authority, on the 21 December 2022

Documents approved as part of 132536/JO/2021

Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

Drawings and documents approved as part of planning permission 125679/LO/2019

Drawings

0321-TGA-XX-XX-DR-A-0515	Demolition Elevation - Goulden St	REV P1
0321-TGA-XX-XX-DR-A-0516	Demolition Elevation - Chadderton St	REV P1
0321-TGA-XX-XX-DR-A-0517	Demolition Elevation - Cross Keys St	REV P1
0321-TGA-XX-XX-DR-A-0518	Demolition Elevation - Bendix St	REV P1
0321-TGA-XX-XX-DR-A-2101	Elevation Study A	REV P3
0321-TGA-XX-XX-DR-A-2102	Elevation Study B	REV P3
0321-TGA-XX-XX-DR-A-2103	Elevation Study C	REV P3
0321-TGA-XX-XX-DR-A-2104	Elevation Study D	REV P3
0321-TGA-XX-XX-DR-A-2105	Elevation Study E	REV P2
0321-TGA-XX-XX-DR-A-2106	Elevation Study F	REV P3
0321-TGA-XX-XX-DR-A-2107	Elevation Study G	REV P3
0321-TGA-XX-XX-DR-A-2120	Sample Panel	REV /
0321-TGA-XX-XX-DR-A-10000	Bendix Street - Ambulance Doors	REV P2
0321-TGA-XX-XX-DR-A-10001	Goulden Street - Police Yard Main Entrance	REV P2
0321-TGA-XX-XX-DR-A-10002	Bendix St - Chadderton St - New Block	REV P2

stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020

135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2020

Supporting information

Consultation responses, structural survey and heritage note stamped as received by the City Council, as Local Planning Authority, on the 23 September 2020

Design and access statement prepared by Tim Groom Architects, Archaeology Assessment prepared by Salford University, Planning Statement prepared by Deloitte, Landscaping concept statement (ref 136-LYRX-X-XX-RPT-L-0001-00), stamped as received by the City Council, as Local Planning Authority, on the 23 December 2020

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.

4) The archaeology works have been completed in accordance with the Written Scheme of Investigation (WSI), prepared by Salford Archaeology received by the City Council, as Local Planning Authority, on the 10 March 2023 (as approved under CDN/23/0170).

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

5) The works to remove the following listed fabric shall be carried out in accordance with the Demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as agreed as part of CDN/21/0553.

And

Method statement - enabling works prepared by WA construction received by the City Council, as Local Planning Authority, on the 13 April 2023 (as approved under CDN/23/0170).

The method statement needs to be carefully followed with monitoring in place and works stopped if necessary if vibration levels are triggered.

Material should be carefully removed, salvaged and stored in an appropriate manner to enable reuse where reinstatement / repairs are needed.

This condition applies to the following works:

- o Removal of existing timber ambulance doors and lintels to north east/Bendix Street elevation;
- o Removal of stone quoins (north and south ends) to north east/Bendix Street elevation;
- o Removal of brick work to the south east/Chadderton Street elevation;
- o Removal of stone plinth (north and south west ends) and stone cornice to south east/Chadderton Street elevation;
- o Removal of stone cornice and brick work to south west/Goulden Street elevation;
- o Removal of brickwork, plinth and quoins to the north west/Cross Keys Street/Bendix Street elevations;
- o Removal of glazed internal tiles.

The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) The proposed development shall be fixed/erected adjacent to the listed building in accordance with the method statement detailing how the development will be fixed/erected adjacent to the listed building has been prepared by Mulbury, drawing 5015327-RDG-00-ZZ-DR-S-0112_P1 Masonry Details (Existing and New Build Interaction Philosophy) and drawings 0321-TGA-XX-00-DR--03000-T4, 0321-TGA-XX-01-DR--03001-T3, 0321-TGA-XX-XX-DR--21201-T2, 0321-TGA-XX-XX-DR--21302-T2, 0321-TGA-XX-XX-DR--21303-T2, 0321-TGA-XX-

XX-DR-A-21601-T1, 0321-TGA-XX-XX-DR-A-2101, 0321-TGA-XX-XX-DR-A-2102, 0321-TGA-XX-XX-DR-A-2104 and 0321-TGA-XX-XX-DR-A-2107 as approved by CDN/21/0553.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to attach the development to the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) The works to repair the interior and exterior masonry shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021, drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and the method statement by Henley Stone (HSRR/MS:250) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 as approved by CDN/21/0553.

Prior to the commencement of the cleaning and repair works, and as detailed CDN/21/0533 decision notice, further sample cleaning and repair works shall be examined and agreed in writing by the City Council, as Local Planning Authority.

Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the mill complex in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

///8) (a) The works to remove the cast iron gate columns (north east/Bendix Street elevation), as shown on drawings 0321-TGA-XX-XX-DR-A-0504 PA2 received by the City Council, as Local Planning Authority, on the 17 February 2025, shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

(b) Prior to the commencement of works to repair the cast iron columns, a detailed method statement and specification for the alteration and repair of the columns shall be submitted for

approval in writing by the City Council, as Local Planning Authority. The repairs must be carried out in accordance with this method statement and specification

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repair is done in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) The following repair works to the south west/Goulden Street elevation, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved as part of CDN/21/0553.

This condition applies to the following work:

- o Repair and restore of the original stone ashlar entrance/formation of new entrance;
- o Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;
- o Repair and restore stone plinth;
- o Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and
- o Repair and restore the three cast iron gate posts and pilasters to form new entrance.

The repairs must be carried out in accordance with this method statement and specification. Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel to be agreed in writing by the City Council, as Local Planning Authority, prior to the commencement of full scale works at the building.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans,

method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

///11) Prior to the installation of the proposed service doors, lintels, panelling and glazing to the north east/Bendix Street elevation, as indicated on drawings 0321-TGA-XX-XX-DR-A-0504 PA2 received by the City Council, as Local Planning Authority, on the 17 February 2025 a detailed method statement detailing how the service doors and glazing will abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

///12) Prior to the installation of the vertical fin structures opening into the courtyard to the south east/Chadderton Street elevation as indicated on drawings 0321-TGA-XX-XX-DR-A-0502 PA2 received by the City Council, as Local Planning Authority, on the 17 February 2025 a detailed method statement detailing how the vertical fin structures will abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

///13) The opening up and installation new window/doors within the existing façade on the north west/Cross Keys Street elevation, as indicated on drawing 0321-TGA-XX-XX-DR-A-0503 PA2 received by the City Council, as Local Planning Authority, on 17 February 2025, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021

and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.

The works shall then be carried out in accordance with this method statement and specification as part of the development. A sample of the repair works shall agreed in writing by the City Council, as Local Planning Authority, prior to the full works taking place. The works shall be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

14) (a) The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information

- Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

(b) Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- Repair, restoration and alteration of brick and stone work to the stack;
- Installation of light box feature to top of the stack; and
- Installation of timber fins and fireplace to lower sections of the stack.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

41 Oldham Road, Manchester, M4 5FS
Flat 709, 47 Oldham Road, Manchester, M4 5FN
Serviced Apartment 314, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 102, 47 Oldham Road, Manchester, M4 5FL
Flat 208, 43 Oldham Road, Manchester, M4 5ER
Flat 209, 43 Oldham Road, Manchester, M4 5ER
Flat 316, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 317, 47 Oldham Road, Manchester, M4 5FL
Flat 315, 47 Oldham Road, Manchester, M4 5FL
Flat 318, 47 Oldham Road, Manchester, M4 5FL
Flat 416, 47 Oldham Road, Manchester, M4 5FN
Flat 212, 43 Oldham Road, Manchester, M4 5ER
Flat 415, 43 Oldham Road, Manchester, M4 5ER
Serviced Apartment 414, 43 Oldham Road, Manchester, M4 5ER
Flat 605, 47 Oldham Road, Manchester, M4 5FN
Flat 606, 47 Oldham Road, Manchester, M4 5FN
Flat 208, 47 Oldham Road, Manchester, M4 5FL
Flat 307, 47 Oldham Road, Manchester, M4 5FL
Flat 308, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 601, 43 Oldham Road, Manchester, M4 5ES
Flat 515, 43 Oldham Road, Manchester, M4 5ES
Flat 516, 43 Oldham Road, Manchester, M4 5ES
Flat 517, 43 Oldham Road, Manchester, M4 5ES
Smithfield Centre, Thompson Street, Manchester, M4 5FY
Flat 216, 47 Oldham Road, Manchester, M4 5FL
Flat 212, 47 Oldham Road, Manchester, M4 5FL
Flat 215, 47 Oldham Road, Manchester, M4 5FL
Flat 213, 47 Oldham Road, Manchester, M4 5FL
Flat 209, 47 Oldham Road, Manchester, M4 5FL
Flat 214, 47 Oldham Road, Manchester, M4 5FL
Flat 217, 47 Oldham Road, Manchester, M4 5FL
Flat 210, 47 Oldham Road, Manchester, M4 5FL
Flat 211, 47 Oldham Road, Manchester, M4 5FL
Flat 415, 47 Oldham Road, Manchester, M4 5FN
Flat 410, 47 Oldham Road, Manchester, M4 5FN
Flat 504, 47 Oldham Road, Manchester, M4 5FN
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Flat 1, 43 Oldham Road, Manchester, M4 5ER
Flat 407, 43 Oldham Road, Manchester, M4 5ER

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Flat 5, 43 Oldham Road, Manchester, M4 5ER
Flat 311, 43 Oldham Road, Manchester, M4 5ER
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Flat 4, 47 Oldham Road, Manchester, M4 5FL
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Flat 114, 43 Oldham Road, Manchester, M4 5ER

Flat 119, 47 Oldham Road, Manchester, M4 5FL
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Flat 708, 43 Oldham Road, Manchester, M4 5ES
Flat 706, 43 Oldham Road, Manchester, M4 5ES
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Flat 310, 47 Oldham Road, Manchester, M4 5FL
Flat 7, 47 Oldham Road, Manchester, M4 5FL
Flat 516, 47 Oldham Road, Manchester, M4 5FN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL