

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester City Council
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (approved drawings) and retention of installed grating details to arch and subsequent amendment to condition 4 (arch finishes) of application 128536/JO/2020

Location: Colonnaded Viaduct , Manchester

Date of application: 28 January 2025

Application number: 142006/JO/2025

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 35 Declaration

Condition(s) attached to this decision

- 1) The development must be begun not later than 12.01.2019

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Planning Application Drawing Numbers:

MF- OMA- AR- XX- DR- A- 94_000 Location Plan

MF-OMA-AR-XX-DR-A-94_0000 Rev P2 BUILDING CONSENT BOUNDARY LEVEL 2

MF-OMA-AR-XX-DR-A-94_0001 Rev P1 BUILDING CONSENT BOUNDARY GROUND FLOOR

MF-OMA-AR-GF-DR-A-94_0103 Rev P2 LEVEL 2- DEMOLITION FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0104 Rev P2 GROUND FLOOR - DEMOLITION FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0105 Rev P2 LEVEL 2- PROPOSED FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0107 Rev P2 GROUND FLOOR - PROPOSED FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0201 Rev P1 CEILING PLAN EXISTING

MF-OMA-AR-GF-DR-A-94_0202 Rev P1 CEILING PLAN PROPOSED

MF-OMA-AR-GF-DR-A-94_0300 Rev P2 SECTIONS DEMOLITION, PROPOSED

MF-OMA-AR-GF-DR-A-94_0401 Rev P2 ELEVATIONS - DEMOLITION, PROPOSED

MF-SHW-WH-GF-DR-X-00-0002, Rev AB01

MF-RYD-WH-GF-SK-A-55-0006, REV C03

MF-OMA-AR-GF-DR-A-94_0420 Rev P3 ARCH 2 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0430 Rev P3 ARCH 3 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0440 Rev P3 ARCH 4 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0450 Rev P3 ARCH 5 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0460 Rev P3 ARCH 6 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0470 Rev P3 ARCH 7 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0480 Rev P3 ARCH 8 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_590 Rev PO EXISTING OPENINGS - ALTERATION AND REPAIR

MF-OMA-AR-GF-DR-A-94_591 Rev PO EXISTING PARAPET - ALTERATION AND REPAIR

MF-OMA-AR-GF-DR-A-94_0500 Rev P1 ARCH INFILL TYPICAL DETAILS

MF-BHE-XX-XX-DR-S-17_6302 REV P02 TYPICAL SUPERSTRUCTURE DETAILS SHEET 2

MF-OMA-AR-GF-DR-A-94-492 Rev P0 EXISTING VIADUCT - EXTENT OF WATERPROOFING

MF-BHE-AR-GF-DR-S-11_1030 REV P03 GROUND FLOOR ARCHES STRUCTURAL
GENERAL ARRANGEMENT

MF-BHE-WH-L2-DR-S-11_1230 REV P02 LEVEL 02 ARCHES STRUCTURAL
GENERAL ARRANGEMENT

MF-BHE -XX -XX-SK-S-00-1034 REV C00 - ARCH HEIGHT ALTERATION - ARCH
TYPE B DETAILS

MF-BHE -XX -XX-SK-S-00-1035 REV C00 - ARCH HEIGHT ALTERATION - ARCH
TYPE A DETAILS

MF-BHE -XX -XX-SK-S-00-1036 REV C00 - ARCH HEIGHT ALTERATION - ARCH
TYPE B* DETAILS

XX_200 FACTORY PUBLIC REALM KEY PLAN

THE FACTORY MANCHESTER VIADUCT ARCH HEIGHT ALTERATIONS
PREPARED BY LAING O'ROURKE

ALT 402 - Doff Cleaning Method Statement

ALT 402 - Arch Penetrations and Propping Method Statement

Updated Masonry Cleaning Document Specification

Updated Façade Repair Specification

Updated General Requirements Specification

Arch 1 - Mortar Analysis Report

Arch 4 - Mortar Analysis Report

Arch 7 - Mortar Analysis Report

Paint Rid Specification

MF-OMA-AR-L2-DR-A-20-0800 Rev C05 Existing Viaduct Waterproofing

MF-OMA-AR-L2-DR-A-20-0810 Rev C04 Existing Viaduct Waterproofing Details

MF-OMA-AR-L2-DR-A-20-0811 Rev C04 Existing Viaduct Waterproofing Details; and

MF-OMA-AR-L2-DR-A-20-0812 Rev C03 Existing Viaduct Waterproofing Details

as amended by Deloitte's e-mail dated 11 December 2020

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 and DM1 of the Core Strategy and saved UDP Policy DC19.1

3) The materials shall be implemented on the basis of those viewed in situ at the site visit dated 07 07 22 and the FACTORY FAÇADE MATERIAL SUMMARY 04-08-2022 (CDN/18/0840)

4) Finished to the arches following removal of 3rd brick course and final finish to the metal structural supports at the spring point of the arches shall be implemented in accordance with:

Drawings MF-BHE-XX-XX-SK-S-00-1034-C00, MF-BHE-XX-XX-SK-S-00-1035-C00, and MF-BHE-XX-XX-SK-S-00-1036-C00 stamped as received by the City Council, on 9 November 2020 under Application Ref: 128536/JO/2020.

Drawing SKS1038 and photographic record within Deloitte's Covering Letter (dated 28th January 2025) stamped as received by the City Council, on 28-01-25.

The above shall be implemented in accordance with the approved details before the development is first occupied

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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

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 Mining Remediation Authority.

Date: 21 March 2025

Signed: 

Julie Roscoe
Director 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, they may appeal to the 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 gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 their 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.