

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

Aytoun Street Developments Ltd
Isaacs Building
Charles Street Building
Sheffield
S1 2HS

Agent (if used)

Miss Sabine Dunstan
Capital & Centric
64 Chapeltown Street
Manchester
M1 2WQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 5 parts h) and i) (landscaping) to remove requirements for wayfinding and street tree planning Permission 115570/FO/2017 as amended by 130262/NMC/2021.

Location: Minshull House And Minto & Turner Building, Former Manchester Metropolitan University , Aytoun Street Campus, Chorlton Street, Manchester, M1 3DT

Date of application: 3 July 2024

Application number: 140345/JO/2024

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

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 planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 24.08.2020

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:

(a) KAM-SKM-LB-00-DR-A-(00)001 (a) site location plan-d, KAM-SKM-LB-00-DR-A-(00)002 (a) proposed site layout-a, AW (00) 004 existing site plan;

(b) KAM-SKM-MT-B1-DR-A-(00)115 (a) mt basement demolitions, mt KAM-SKM-MT-UG-DR-A-(00)116 (a) ground demolitions, KAM-SKM-MT-01-DR-A-(00)117 (a) mt first demolitions, KAM-SKM-MT-02-DR-A-(00)118 (a) second demolitions-d, KAM-SKM-MT-03-DR-A-(00)119 (a) mt third demolitions, KAM-SKM-MT-RF-DR-A-(00)120 (a)mt roof demolitions, KAM-SKM-MH-00-DR-A-(00)121 (a) mh ground demolitions, KAM-SKM-MH-01-DR-A-(00)122 (a) mh first demolitions-d, KAM-SKM-MH-02-DR-A-(00)123 (a) mh second demolitions, KAM-SKM-MH-03-DR-A-(00)124 (a) mh third demolitions and KAM-SKM-MH-RF-DR-A-(00)125 (a) mh roof demolitions-d;

(c) KAM-SKM-MT-B1-DR-A-(00)140 (a) mt pro basement, KAM-SKM-MT-00-DR-A-(00)141 (a) mt pro ground, KAM-SKM-MT-UG-DR-A-(00)142 (a) mt pro upper ground, KAM-SKM-MT-01-DR-A-(00)143 (a) mt pro first, KAM-SKM-MT-02-DR-A-(00)144 (a) mt pro second, KAM-SKM-MT-03-DR-A-(00)145 (a) mt pro third and KAM-SKM-MT-RF-DR-A-(00)146 (a) mt pro roof;

(d) KAM-SKM-MH-00-DR-A-(00)150 (a) mh pro ground , KAM-SKM-MH-01-DR-A-(00)151 (a) mh pro first, KAM-SKM-MH-02-DR-A-(00)152 (a) mh pro second, KAM-SKM-MH-03-DR-A-(00)153 (a) mh pro third and KAM-SKM-MH-RF-DR-A-(00)154 (a) + KAM-SKM-MH-RF-DR-A-(00)157 (a) mh pro roof;

(e) AW (00) 200 mt exg long elevations-e, AW (00) 201 mt exg short elevations-d, AW (00) 202 mh exg long elevations-d
AW (00) 203 mh exg short elevations-d and , AW (00) 204 mh exg courtyard eles-d;

(f)KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 01, KAM-SKM-MT-ZZ-DR-A-(00)207 (a) mt demolitions 02, KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 03 ,KAM-SKM-MT-ZZ-DR-A-(00)208 (a) mt demolitions 04 , KAM-SKM-MT-ZZ-DR-A-(00)206 (a) mt demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)220 (a) mh demolitions 01, KAM-SKM-MH-ZZ-DR-A-(00)218 (a)mh demolitions 02, KAM-SKM-MH-ZZ-DR-A-(00)219 (a) mh demolitions 03, KAM-SKM-MH-ZZ-DR-A-(00)217 (a) mh demolitions 04, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 05, KAM-SKM-MH-ZZ-DR-A-(00)216 (a) mh demolitions 06, KAM-SKM-MH-ZZ-DR-A-(00)215 (a)mh demolitions 07 , KAM-SKM-MH-ZZ-DR-A-(00)215 (a mh demolitions 08 and KAM-SKM-MT-ZZ-DR-A-(00)240 (a) and KAM-SKM-MT-ZZ-DR-A-(00)241 (a) mt pro long elevations;

(g) KAM-SKM-MT-ZZ-DR-A-(00)242 (a) mt pro short elevations , KAM-SKM-MH-ZZ-DR-A-(00)260 (a) and KAM-SKM-MH-ZZ-DR-A-(00)261 (b)mh pro long elevations , KAM-SKM-MH-ZZ-DR-A-(00)264 (a) and KAM-SKM-MH-ZZ-DR-A-(00)265 (a) mh pro short eles 01, KAM-SKM-MH-ZZ-DR-A-(00)262 (a) and KAM-SKM-MH-ZZ-DR-A-(00)263 (a) mh pro short eles 02/ 03, AW (00) 240 (rev a) pro chorlton st elevation , AW (00) 241 (rev a)pro little david st ele, AW (00) 242 (rev a) pro canal st elevation , AW (00) 300 (rev d) mt exg sections long, AW (00) 302 (rev d) mt exg sections short, AW (00) 303 (rev d) mh exg sections long 01, AW (00) 304 (rev d) mh exg sections long 02 and AW (00) 305 (rev d) mh exg sections short;

(h) KAM-SKM-MT-ZZ-DR-A-(00)340 (a) mt pro long section , KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 01, KAM-SKM-MT-ZZ-DR-A-(00)343 (a) mt pro short section 02, KAM-SKM-MH-ZZ-DR-A-(00)365 (a) mh pro section 01, KAM-SKM-MH-ZZ-DR-A-(00)368 (a) mh pro section 02, KAM-SKM-MH-ZZ-DR-A-(00)361 (a) mh pro long section, KAM-SKM-LB-00-DR-A-(00)020 (a) pro site section 01 , KAM-SKM-LB-00-DR-A-(00)021 (a) pro site section 02, KAM-SKM-MT-ZZ-DR-A-(21)520 (a) mt pro ext deck

section-a, AW (25) 100 mt exg soffit basement-a, AW (25) 101 mt exg soffit gd-a and AW (25) 102 mt exg first-a;

(i) KAM-SKM-MT-B1-DR-A-(45)140 (a) mt pro soffit basement , KAM-SKM-MT-UG-DR-A-(45)142 (a) mt pro soffit upper gd, KAM-SKM-MT-01-DR-A-(45)143 (a) mt pro soffit first, KAM-SKM-MT-02-DR-A-(45)144 (a) mt pro soffit second , KAM-SKM-MT-03-DR-A-(45)145 (a) mt pro soffit third , KAM-SKM-MH-00-DR-A-(45)150 (a) mh pro soffit ground, KAM-SKM-MH-01-DR-A-(45)151 (b) mh pro soffit first , KAM-SKM-MH-02-DR-A-(45)152 (a) mh pro soffit second , KAM-SKM-MH-03-DR-A-(45)153 (a) mh pro soffit third, KAM-SKM-MT-ZZ-DR-A-(23)514 (a) typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)566 (a) mh typical party wall-a, KAM-SKM-MH-ZZ-DR-A-(23)561 (a) mh typical floor build-up KAM-SKM-MT-ZZ-DR-A-(23)511 (a) and KAM-SKM-MT-ZZ-DR-A-(23)512 (a) mt typical floor build-up and AW (31) 215 mt pro window type-a';

(j) KAM-SKM-MT-ZZ-DR-A-(31)500 (a) mt pro shopfront unit G1, KAM-SKM-MT-ZZ-DR-A-(31)502 (a) mt pro residential entrance, AW (00) 260 mh pro shopfront unit G3, KAM-SKM-MH-ZZ-DR-A-(31)522 (a) mh pro shopfront unit G4 , KAM-SKM-MH-00-DR-A-(20)290 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 273 (a) mh pro shopfront G5 ext, AW (00) 263 mh pro shopfront unit G5-a, AW (00) 265 mh pro residential entrance;

(k) Kampus Listed planning condition 3 submission external materials 22-07-21;

Air Brick details sample sign off document 07.03;

Documents as follows: Sample sign-off 01.01 brickwork cleaning 11 01 2019, sample sign-off 01.02 brickwork infills + mortar 14 07 2021, sample sign-off 01.03 mortar 14-07-21, sample sign-off 01.04 stone 05 04 2019, sample sign-off 02.01 external escape staircases 22 07 2019, sample sign-off 02.02 external existing features 12 05 21, sample sign-off 02.03 aluminium cladding 18 03 21, sample sign-off 03.01 timber windows 22 07 21, sample sign-off 03.02 aluminium windows 22 07 21, sample sign-off 03.03 aluminium louvres 14 07 21, sample sign-off 03.04 aluminium shopfronts 14 07 21, sample sign-off 04.01 existing doors 19 07 21, sample sign-off 04.02 timber doors 30 11 2020, sample sign-off 04.02 glazed doors 30 11 2020, sample sign-off 04.04 louvred doors 25 01 2021, sample sign-off 05.01 roof tiles 18 09 2018, sample sign-off 05.02 roof lights 14 05 21, sample sign-off 06.01 planters + balustrades 16 02 21, sample sign-off 06.02 plant deck - decking 20 07 21, sample sign-off 07.01 rainwater goods 18 11 2020, sample sign-off 07.02 extract duct cowling 22 07 21, sample sign-off 08.01 minto & turner sign 15 05 19, sample sign-off 09.01 landscaping (little david street) 06 05 21, sample sign-off 09.02 entrance portal 14 07 21 and sample sign-off 05.03 flat roof covering 20 07 21

(l) Condition 6(o) interfaces - (a) Dwg (21)530 - cloister wall head/base details (minto + turner), (21)536 - cloister floor/ceiling abutment to external wall (minto + turner), (22)550 - blockwork wall abutment to existing wall (applicable to both listed buildings), (22)560 - typical partition abutment to existing wall (applicable to both listed buildings), (23)514 - typical party wall conditions (minto + turner), (23)515 - party wall condition/semi enclosure to beam (minto + turner), (23)519 - typical ceiling + raised floor abutment to existing wall (minto + turner) (23)566 - typical party wall conditions (detail 02) (minshull house), (23)576 - blockwork wall abutment to existing floor (applicable to both listed buildings), (23)570 - typical ceiling + raised floor abutment to existing wall (minshull house), (23)573 - typical dropped ceiling details (minshull house), (27)501 - detail junction partition to roof (minto + turner) and (27)553 - detail junction partition to roof (minshull house); (b) Horbury detail - Kampus - MF Ceiling at Bathroom wall interface

and Horbury detail - Kampus Minshull House Twin head details; and (c) Sked KM Note 07 04 2020;

(m) Condition 6k (Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement) - Existing Features Schedule rev a 20 11 2019; Dwgs SKE 09 REV C, SKE 08 REV C, HT145 REV B, HT 243 REV B, HT 242 REV B, HT 241 REV B, HT 240 REV B, HT 144 REV B, HT 143 REV B, HT 141, HT 140 REV B, HT 260 TO 265 REV B, HT 150 TO 153 REV B and SKE 08 SKEO9 REV A; and external escape stair colour - 19 07 2019 document as amended and supplemented by FUNCOSIL FC SPECIFICATION (Internal application); Shed KM Note 24-02-20 as amended by 06 04 2020 and attachments; WML Schedule of Works & Specification for Treatment of Corroded Canal Street Fire Escape Steelwork Kampus Listed Buildings on behalf of Mount Anvil April 2019; and Kampus Manchester, Minshull Building - Façade Brickwork Monitoring, Richard Baister October 2020, Dwg QD 1363 / K3-la-test and Shed KM covering e-mail dated 16-11-21 and Shed KM e-mail 06 07 20

(n) Condition 6m (Details of works to cantilevered overhang to Minshall House - KAM-SKM-MH-ZZ-DR-A-(00)261-minshull house o proposed north elevation; KAM-SKM-MH-ZZ-DR-A-(20)280-minshull house o detail north elevation; KAM-SKM-MH-ZZ-DR-A-(21)610-minshull house o lightweight wall - typ. details 01; KAM-SKM-MH-ZZ-DR-A-(21)611-minshull house o lightweight wall - typ. details 02; KAM-SKM-MH-ZZ-DR-A-(27) 610-minshull house o rear roof details; SK 230 REAR ELEVATION MVHR TERMINATION; DR A 20 280 C2 MINSHULL- DETAIL NORTH ELEVATION, TYPICAL detail; DR A 21 610 C2 MINSHULL- LIGHTWEIGHT WALL TYPICAL DETAIL; DR A 21 611 C2 MINSHULL- LIGHTWEIGHT WALL, TYPICAL DETAIL ; DR A 27 610 C2 MINSHULL HOUSE- NORTH GABLE ROOF DETAILS; and Shed KM Note 01 10 20

(o)SKM FN_CON 3 External Materials_Minshull House Cladding_190228 and con_33m_cladding sample image
SK 219-3 WINDOW TYPE T5 (Overhang);

(p) Condition 6 p (surface materials Little David Street): Dwgs 1703-EXA-00-GF-DR-L-114, 1703-EXA-00-GF-DR-L-203, 1703-EXA-00-GF-DR-L-300, 1703-EXA-00-GF-DR-L-301 (refer to drawings 04+05), 1703-EXA-00-GF-DR-L-303 (refer to drawing 07), 1703-EXA-00-GF-DR-L-313 (refer to drawing 04), 1703-EXA-00-GF-DR-L-514 and 1703-EXA-00-GF-DR-L-900 all as subsequently amended by: Shed KM Design Notes 06-03-20 and 01.03.21, Exterior Architectures e-mail 03-06-20 and on the basis of Mount Anvil's e-mail 06-04-21 and attached images;

(q) Condition 6f (external cleaning) Dwgs SKM MH CON33f external cleaning elevations (shedkm) and SKM MT CON33f external cleaning elevations (shedkm); and Shed KM's Note dated 07 03 2019;

(r) Condition 6n (making good of elements post demolition)- Kampus listed demolition schedule; Kampus listed mh demolition comparison; and Dwgs 60 REV C01 MINTO & TURNER BUILDING CONDITION 33 - TYPICAL DETAILS , CONDITION 33N - SCHEDULE REFERENCE DRAWINGS (29 dwg pack),166 REV C02 MINSHULL HOUSE, 165 C01 MINSHULL HOUSE, 161 REV C01 MINSHULL HOUSE, 154 REV C01 MINSHULL HOUSE, 104 REV C01 MINSHULL HOUSE, 103 REV C01 MINSHULL HOUSE, 101 REV C02 MINSHULL HOUSE, 003 REV C01 MINTO & TURNER BUILDING and 001 C03 - MINTO & TURNER BUILDING; as amended by R&M-K-01-

01 STAIRS MT-101 REV B[2], R&M-K-01-02 STAIRS MT-101 REV B(2), R&M-K-01-03 STAIRS MT-101 REV B[2], Staircase photo stamped as received on 12-11-21 and Shed KM e-mail with detail 30-03-21, Note 18-09-19 as amended by Note 25-02-20 and 06-04-20;

(s) Condition 6d - Shed KM letters dated 11 12 2018 and 9 January 2019 and condition 33d plant deck enclosure analysis; and
compliance with the following: SKM 190109 PLANT DECK LAYOUT;

(t) Condition 6g (Details 2) con 6g schedule of removal of redundant signage + fixtures;

(u) Condition 6l (making good of lowered cills) Shed KM letter dated 14 01 2019 and dwg SKM SK190114 mh proposed rear elevational opening;

(v) Condition 6a (schedule of repairs)-(a) Shed KM letter dated 09 01 2019 in relation to Structural, Roof and Masonry Repairs;

(b) 29532-03 - Timber Inspection Report - Minshull Building (Trace Remedial) and 29532-03 - Timber Inspection Report - Minto Building (Trace Remedial);(c) Beam repair sample review approval on site 13.08.18 where sample was approved; (d) WML Remedial Package Information;(e) Dwgs KAM-WML-ZZ-GF-DR-S-180 Rev T01, KAM-WML-ZZ-01-DR-S-181 Rev T01, KAM-WML-ZZ-02-DR-S-182 Rev T01, KAM-WML-ZZ-03-DR-S-183 Rev T01, KAM-WML-ZZ-ZZ-DR-S-185 Rev T01, KAM-WML-ZZ-ZZ-DR-S-186 Rev T01

KAM-WML-ZZ-ZZ-DR-S-187 Rev T01, KAM-WML-ZZ-B1-DR-S-080, KAM-WML-ZZ-GF-DR-S-081, KAM-WML-ZZ-01-DR-S-082

KAM-WML-ZZ-02-DR-S-083, KAM-WML-ZZ-03-DR-S-084, 7651-KAM-WML-ZZ-ZZ-DR-S-086 and 7651-KAM-WML-ZZ-ZZ-DR-S-087; and

(f) KAM-SKM-MT-RF-DR-A-(27)500 mt roof details 01 and KAM-SKM-MH-RF-DR-A-(27)550 mh roof details 01;

(w) Condition 6 (cloister window linings) -details within Shed KM's note dated 11 01 2019 (agreement of the details of the planters and balustrades condition 3);

(x) 6 (b) (existing features audit) Minto & Turner Building - Heritage Features Assessment (Heritage Project Management)

*Supplementary notes from Richard Baister on previous MCC observations (below); and Shed KM Note dated 08 02 2019;

(y) Condition 6 i (structural works) (a) Shed KM MINTO & TURNER CONDITION 33I SUBMISSION o STRUCTURAL WORKS document stamped as received on 13 11 20;

(b)WML structural strategy summary (WML); (c)Method Statements RD-CS05, CS17, LR10 and RW03; and

(d) Dwg KAM-WML-ZZ-ZZ-DR-S-087-C01; as amended and supported by Plant Deck Addendum Dwgs and by Shed KM's Notes dated 03 04 20 and 11 02 20;

(z) Minshull Building -6 (b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated - Minshull Building - Heritage Features Assessment (Heritage Project Management) and Shed KM's e-mails dated 19-12-18 and 11-02-19;

(aa) Condition 6 j Damp Proofing: Shed KM's MINSHULL HOUSE & MINTO & TURNER BUILDING DESIGN + ACCESS STATEMENT - FEBRUARY stamped as received on 08-10-20 as supplemented and amended by Shed KM's note 20 02 2019 and

attachements and as supplemented and amended by Shed KM's notes dated 24 02 2020 and 03 04 2020;

(bb) Shed KM Photographic Record Minto and Turner and Minshull House Parts 01-05 and (on the basis that this is shared with GMAAS);

(cc) Condition 5 (Window Treatment and Louvres)- Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission (Windows) prepared by quadriga; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 1 - Window Condition Report; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 2 - Paint Report & Sample Locations; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 3 - Window Defects Schedule; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 4 - Elevation Reference Drawings; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 5a-c - Reference Photographs; Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 6 - Health & Safety Method Statement; and Minto and Turner Windows Update e-mails dated 04-07-18 and 18-07-18; KAM-SKM-MT-ZZ-DR-A-(31) 215 (a), KAM-SKM-MT-ZZ-DR-A-(31) 216 (a), KAM-SKM-MT-ZZ-DR-A-(31) 217 (a), KAM-SKM-MT-ZZ-DR-A-(31) 218 (a), KAM-SKM-MT-ZZ-DR-A-(31) 219 (a), KAM-SKM-MT-ZZ-DR-A-(31) 220 (a), AW (31) 221 (rev -), AW (31) 222 (rev -), KAM-SKM-MT-ZZ-DR-A-(31) 223 (a), KAM-SKM-MT-ZZ-DR-A-(31) 224 (a), KAM-SKM-MT-ZZ-DR-A-(31) 225 (a), AW (31) 240 (rev -), AW (31) 241 (rev -), AW (31) 242 (rev -), AW (31) 243 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 264 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), KAM-SKM-AH-ZZ-DR-A-(21)610 (a), AW (31) 245 (rev -), AW (31) 246 (rev -), AW (31) 247 (rev -), AW (31) 248 (rev -), KAM-SKM-MH-ZZ-DR-A-(31) 279(a), KAM-SKM-MH-ZZ-DR-A-(31) 281(a), KAM-SKM-MH-ZZ-DR-A-(31) 269 (a), KAM-SKM-MH-ZZ-DR-A-(31) 282 (a) and KAM-SKM-MH-ZZ-DR-A-(31) 283 (a).

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) The development shall be implemented in accordance with the following:

Kampus Listed planning condition 3 submission external materials 22-07-21;

Air Brick details sample sign off document 07.03;

Documents as follows: Sample sign-off 01.01 brickwork cleaning 11 01 2019, sample sign-off 01.02 brickwork infills + mortar 14 07 2021, sample sign-off 01.03 mortar 14-07-21, sample sign-off 01.04 stone 05 04 2019, sample sign-off 02.01 external escape staircases 22 07 2019, sample sign-off 02.02 external existing features 12 05 21, sample sign-off 02.03 aluminium cladding 18 03 21, sample sign-off 03.01 timber windows 22 07 21, sample sign-off 03.02 aluminium windows 22 07 21, sample sign-off 03.03 aluminium louvres 14 07 21, sample sign-off 03.04 aluminium shopfronts 14 07 21, sample sign-off 04.01 existing doors 19 07 21, sample sign-off 04.02 timber doors 30 11 2020, sample sign-off 04.02 glazed doors 30 11 2020, sample sign-off 04.04 louvered doors 25 01 2021, sample sign-off 05.01 roof tiles 18 09 2018, sample sign-off 05.02 roof lights 14 05 21, sample sign-off 06.01 planters + balustrades 16 02 21, sample sign-off 06.02 plant deck - decking 20 07 21, sample sign-off 07.01 rainwater

goods 18 11 2020, sample sign-off 07.02 extract duct cowling 22 07 21, sample sign-off 08.01 minto & turner sign 15 05 19, sample sign-off 09.01 landscaping (little david street) 06 05 21, sample sign-off 09.02 entrance portal 14 07 21 and sample sign-off 05.03 flat roof covering 20 07 21

SKM FN_CON 3 External Materials_Minshull House Cladding_190228 and
con_33m_cladding sample image
SK 219-3 WINDOW TYPE T5

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.

4) The development is approved on the basis of the implementation of the recommendations within the following:

- o Site Investigation Factual Report (Ecus)
- o Building Civils Ground Design Notes BCG_DN_001 and BCG_DN_002 (Buro Happold)
- o Performance Specification (Buro Happold)
- o Explosive Ordnance Threat Assessment (PLANIT UXB)
- o Phase 2 Geo-Environmental Investigation & Assessment - Report No.7651/G/01 (WML Consulting)

as verified by the following

UU Risk Assessment e-mail 04-11-21 and attachments stamped as received 04-08-21 : (Evidence of the depth of soil placement, plan showing location of the pits and samples to be taken of the soil that has been received at the following frequencies; 1 sample per 50m from brownfield source, 1 sample per 200m 3 from a greenfield source, with a minimum of 3 samples per source of soil.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

5) The development shall be implemented in accordance with the following:

(a) Details of the proposed hard landscaping materials;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110, 111, 112, 113, 114, 115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(b) Details of the materials, including natural stone or other high quality materials to be used for area between the Minto and Turner Building and the Canal;

Dwg 1703-EXA-00-GF-DR-L-100 Rev O and 1703-EXA-00-GF-DR L 201 B

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361;

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes (minimum 2 of each) and appropriate planting;

Dwg 1703-EXA-00-GF-DR-L-100 Rev O

(e) Details of the proposed street furniture including seating, bins and lighting;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev O and 1703-EXA-OO-GF-DR-L- 312 REV A AND 313 REV A

(f) Details of external steps and handrails;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev O and 1703-EXA-OO-GF-DR-L- 304 REV A, 305 Rev A, 306 Rev A, 307 Rev B 310 Rev A and 311 Rev A

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

6) The development shall be implemented in accordance with the following:

Mount Anvil Kampus Manchester Construction Management Plan March 2017 Rev F the condition is discharged.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) The development is approved on the basis of the following:

Secure by Design Certificate dated 5th August 202

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

8) The development shall be implemented in accordance with the following:

7651/DS/01 - Kampus Drainage Strategy (WML Consulting, July 2018)

- o 7651/CAL/01 - Below Ground Drainage Calculations (WML Consulting, July 2018)

- o 7651-KAM-WML-ZZ-ZZ-DR-C-E01-P3 - Proposed Drainage Layout (WML Consulting, March 2018)

- o CSK007 - Indicative Flood Routing (BurroHappold Engineering, 27/06/17)

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08, EN14 and EN17.

The development shall be constructed in accordance with the approved details within an agreed timescale.

9) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

10) The development is approved on the basis of the following:

Post-completion Energy and Environmental Standards Statement, Ref: Z47744A, Kampus - Listed Buildings, Aytoun Street, Manchester by Energy Council

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

11) The residential parts of the development shall be implemented in accordance with the following:

Noise levels and recommendations within SANDY BROWN Rpt 16094-R24-B 22 February 2021

Prior to occupation of each commercial unit a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

12) The development shall be implemented in accordance with the following:

Sandy Brown Acoustic Report dated January 2017 including that the glazing should be installed in accordance with the pre-commencement requirements of the condition is discharged.

and

Sandy Brown Report 16094-R31-B 7 October 2021

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) The developments landscaping shall be managed and maintained on the basis of the following

Kampus Public Realm Maintenance Strategy November 2021

The approved management and maintenance plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason

In the interests of amenity pursuant to Core Strategy policy DM1

14) Any Class A3, Class A4 or Gym use shall be implemented in accordance with the following:

16094-R23-B Minshull House and Minto & Turner Planning condition 14 discharge report by Sandy Brown the condition is partially discharged. This report sets out the operational noise limits and building fabric performance which individual tenants will need to adhere to and should form part of their final fit out package.

For full discharge individual tenants will need to provide their own acoustic assessments and mitigation schemes prior to occupation, and post completion testing once the mitigation measures have been installed.

On the above basis occupiers of the units will be able to play no more than low level background music.

Prior to the handover of the units to tenants we will need a post completion testing report for the commercial unit shells to confirm that the basic recommendations have been installed as specified.

Therefore we require the following information to be submitted in this order:

1. Post completion testing report for the commercial unit shells before the handover to tenants
2. Acoustic report for each of the units, to be undertaken by the tenants, to confirm the additional mitigation measures required (if any)

3. Post completion testing report for each of the units, once any additional mitigation measures have been installed (prior to the unit opening).

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

15) Refuse arrangements for units G4.1.A, G4.1.B, G3 and G4.2 in accordance with the following:

Waste Management Strategy - Kampus by Native stamped as received on 12-02-24;
and

Refuse Store Plan A 02 stamped as received on 12-02-24

Any further ground floor commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each units ; has been submitted to and approved in writing by the City Council as local planning authority.

The details of the above approved schemes shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

16) The development shall be implemented in accordance with the following:

Kampus Employment & Skills Plan dated Nov 17

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

17) The development shall be managed on the basis of the following:

Kampus Residential Management Strategy November 2021

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

18) The development shall be implemented in accordance with the following:

Kampus Manchester City Centre Travel Plan Feb 21 by Mode the condition is discharged,

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above

shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

19) The development shall be managed on an ongoing basis in accordance with the following:

Kampus Parking Management Strategy November 2021

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

20) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

21) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

22) The development shall be implemented in accordance with the following:

Spurlight Kampus - REV09 External Lighting Report 14-11-20

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

23) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1.

24) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

25) The residential part of the development shall be implemented in accordance with the following:

Condition 25 Cover Note (shedkm) 20 04 2021; KAM-SKM-AH-ZZ-DR-A-(21)612-minshull o lightweight wall - typ. details 03 (shedkm); KAM-SKM-MH-R1-DR-A-(27)552-minshull house o proposed roof details 03 (shedkm); KAM-SKM-MT-RF-DR-A-(27)503-minto+turner o proposed roof details 04 (shedkm); SK 229 LB air brick intent detail (shedkm); SK 230 MH rear elevation mvhr termination (shedkm); 4009-BAF-MH-02-DR-M-50-033_C01 (BAF); 4009-BAF-MH-ZZ-DR-M-50-008_C05 (BAF); and 4009-BAF-MT-ZZ-DR-M-50-048_C03 (BAF)

Final details of the method of extraction of any fumes, vapours and odours from each of the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit.

The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

26) Before any use hereby approved commences, within each of the lower and upper ground floor units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

27) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

28) (a) a signage strategy;

The signage for the units G4.1 1A, G4.4 1B, G4.2 and G3 shall be implemented in accordance with the following:

Signage Strategy Cover Letter stamped as received on 06-08-24;

Pages 3 and 5 of the Commercial Signage Guide Update January 2024 stamped as received on 06-08-24;

Photos A to M stamped as received on 06-08-24;

The above does not however negate the need to submit applications for advert and listed building consent as required for each unit.

Prior to occupation of any further units a signage strategy shall be submitted and approved by the City Council as local planning authority

(b) Any outside furniture and associated fixtures and fittings;

The outside furniture for units G4.1.A, G4.1.B, G3 and G4.2 shall be implemented in accordance with the Outside Furniture - Kampus Strategy by Native stamped as received on 12-02-24

Prior to occupation of any further units an outside furniture and associated fixtures and fittings; shall be submitted and approved by the City Council as local planning authority

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy

29) The development is approved on the basis of the following:

Submitted survey by Shed KM and subject to sharing this with GMAAS the condition is discharged; and

**MINSHULL HOUSE & MINTO & TURNER BUILDING CONDITION 29 -
PHOTOGRAPHIC RECORD - MINSHULL HOUSE**

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

30) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

31) The development shall be implemented in accordance with the following:

MINTO & TURNER BUILDING CONDITION 31 SUBMISSION - SCAFFOLDING Document;

Submitted temporary roof dwgs;

MINTO & TURNER o SCAFFOLDING SCAFFOLDING FIXINGS + DATA SHEETS (IBN);

and

Kampus - Minshull House - Condition 31 Scaffolding Document

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.

32) The development shall be implemented in accordance with the following:

- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission (Windows) prepared by quadriga;
- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 1 - Window Condition Report;
- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 2 - Paint Report & Sample Locations;
- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 3 - Window Defects Schedule;
- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 4 - Elevation Reference Drawings;
- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 5a-c - Reference Photographs;
- o Kampus Minto & Turner - Condition 32/LBC Condition 5 Submission Appendix Part 6 - Health & Safety Method Statement; and

Minto and Turner Windows Update e-mails dated 04-07-18 and 18-07-18

subject to agreement of replacement timber window design and louvre design as part of the discharge of condition 3 the condition is discharged.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic windows are retained where possible, that the number of louvred openings is minimised and that 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

33) The development shall be implemented in accordance with the following:

a) Detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building to include the roof, timber beams, installation of steel ties, external elevations (including specification for mortar and stone repair / replacement)

Shed KM letter dated 09 01 2019 in relation to Structural, Roof and Masonry Repairs; 29532-03 - Timber Inspection Report - Minshull Building (Trace Remedial) and 29532-03 - Timber Inspection Report - Minto Building (Trace Remedial);

Beam repair sample review approval on site 13.08.18 where sample was approved; WML Remedial Package Information;

Dwgs KAM-WML-ZZ-GF-DR-S-180 Rev T01, KAM-WML-ZZ-01-DR-S-181 Rev T01, KAM-WML-ZZ-02-DR-S-182 Rev T01

KAM-WML-ZZ-03-DR-S-183 Rev T01, KAM-WML-ZZ-ZZ-DR-S-185 Rev T01, KAM-WML-ZZ-ZZ-DR-S-186 Rev T01

KAM-WML-ZZ-ZZ-DR-S-187 Rev T01, KAM-WML-ZZ-B1-DR-S-080, KAM-WML-ZZ-GF-DR-S-081, KAM-WML-ZZ-01-DR-S-082

KAM-WML-ZZ-02-DR-S-083, KAM-WML-ZZ-03-DR-S-084, 7651-KAM-WML-ZZ-ZZ-DR-S-086 and 7651-KAM-WML-ZZ-ZZ-DR-S-087; and

KAM-SKM-MT-RF-DR-A-(27)500 mt roof details 01 and KAM-SKM-MH-RF-DR-A-(27)550 mh roof details 01

(b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated

*Minshull Building - Heritage Features Assessment (Heritage Project Management) and Shed KM's e-mails dated 19-12-18 and 11-02-19
And

*Minto & Turner Building - Heritage Features Assessment (Heritage Project Management)

*Supplementary notes from Richard Baister on previous MCC observations (below); and

Shed KM Note dated 08 02 2019 and requirements for final location agreements the condition is discharged (line shaft - condition 33k) (Embossed Wallpaper display)

(c) Details of window linings with the 'cloister';

Shed KM's note dated 11 01 2019

the details of the planters and balustrades (which will be discharged under condition 3 the condition is discharged

(d) Details of an enclosure to the roof top plant on Minshall House;

Shed KM letters dated 11 12 2018 and 9 January 2019 and condition 33d plant deck enclosure analysis; and

compliance with the following:

SKM 190109 PLANT DECK LAYOUT

(e) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes;

CON33e MEP Strategy_Sections 00 01 02 (shedkm + TUV SUD)

CON33e MEP Strategy_Section 03 (shedkm + TUV SUD)

CON33e MEP Strategy_Section 04 (shedkm + TUV SUD)

CON33e MEP Strategy_Section 05 (shedkm + TUV SUD)

(f) Details of cleaning of (a) external elevations and (b) internal;

Dwgs SKM MH CON33f external cleaning elevations (shedkm) and SKM MT CON33f external cleaning elevations (shedkm); and details within Shed KM's covering letter dated 07 03 2019

(g) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

con 33g schedule of removal of redundant signage + fixtures

(h) Final details of the M&E;

Shed KM's letter dated 27-07-20;

kampus listed o apartment mep finishes review (shedkm/briggs + forrester);

kampus listed o communal area finishes review (shedkm/briggs + forrester);

kampus listed o commercial unit review (shedkm/briggs + forrester);

SK229 air brick intent detail;

SK230 rear elevation mvhr termination detail;

KAM-SKM-MH-R1-DR-A-(27)552-minshull house o proposed roof details 03; and

Details of slate vents in Shed KM's e-mail dated 21-11-20

(i) Details of proposed structural works;

Shed KM MINTO & TURNER CONDITION 33I SUBMISSION o STRUCTURAL WORKS document stamped as received on 13 11 20

WML structural strategy summary (WML);

Method Statements RD-CS05, CS17, LR10 and RW03; and

Dwg KAM-WML-ZZ-ZZ-DR-S-087-C01

as amended and supported by Plant Deck Addendum Dwgs and by Shed KM's Notes dated 03 04 20 and 11 02 20

(j) Details of any proposed dampproofing;

Shed KM's MINSHULL HOUSE & MINTO & TURNER BUILDING DESIGN + ACCESS STATEMENT - FEBRUARY stamped as received on 08-10-20 as supplemented and amended by Shed KM's note 20 02 2019 and attachments and as supplemented and amended by Shed KM's notes dated 24 02 2020 and 03 04 2020

(k) Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement;

existing Features Schedule rev a 20 11 2019;

Dwgs SKE 09 REV C, SKE 08 REV C, HT145 REV B, HT 243 REV B, HT 242 REV B, HT 241 REV B, HT 240 REV B, HT 144 REV B, HT 143 REV B, HT 141, HT 140 REV B, HT 260 TO 265 REV B, HT 150 TO 153 REV B and SKE 08 SKEO9 REV A; and

external escape stair colour - 19 07 2019 document

as amended and supplemented by

FUNCOSIL FC SPECIFICATION (Internal application);

Shed KM Note 24-02-20 as amended by 06 04 2020 and attachments;

WML Schedule of Works & Specification for Treatment of Corroded Canal Street Fire Escape Steelwork Kampus Listed Buildings
on behalf of Mount Anvil April 2019; and
Kampus Manchester, Minshull Building - Façade Brickwork Monitoring, Richard Baister
October 2020, Dwg QD 1363 / K3-la-test and Shed KM covering e-mail dated 16-11-21
and Shed KM e-mail 06 07 20

(l) Details of making good lower element of openings formed by lowered cills of the KAMPUS Central Courtyard elevation of Minshull House;
Shed KM letter dated 14 01 2019 and dwg SKM_SK190114_mh proposed rear ele opening

(m) Details of works to cantilevered overhang to Minshall House;
KAM-SKM-MH-ZZ-DR-A-(00)261-minshull house o proposed north elevation;
KAM-SKM-MH-ZZ-DR-A-(20)280-minshull house o detail north elevation;
KAM-SKM-MH-ZZ-DR-A-(21)610-minshull house o lightweight wall - typ. details 01;
KAM-SKM-MH-ZZ-DR-A-(21)611-minshull house o lightweight wall - typ. details 02;
KAM-SKM-MH-ZZ-DR-A-(27) 610-minshull house o rear roof details;
SK 230 REAR ELEVATION MVHR TERMINATION;
DR A 20 280 C2 MINSHULL- DETAIL NORTH ELEVATION, TYPICAL detail;
DR A 21 610 C2 MINSHULL- LIGHTWEIGHT WALL TYPICAL DETAIL;
DR A 21 611 C2 MINSHULL- LIGHTWEIGHT WALL, TYPICAL DETAIL ;
DR A 27 610 C2 MINSHULL HOUSE- NORTH GABLE ROOF DETAILS; and
Shed KM Note 01 10 20

(n) Details of making good parts of the building that are to be the subject of removals and / or demolition including the removal of the 7 original skylights, formation of risers, staircases and supports for plant deck;
Kampus listed demolition schedule;
Kampus listed mh demolition comparison; and
Dwgs 60 REV C01 MINTO & TURNER BUILDING CONDITION 33 - TYPICAL DETAILS , CONDITION 33N - SCHEDULE REFERENCE DRAWINGS (29 dwg pack), 166 REV C02 MINSHULL HOUSE, 165 C01 MINSHULL HOUSE, 161 REV C01 MINSHULL HOUSE, 154 REV C01 MINSHULL HOUSE, 104 REV C01 MINSHULL HOUSE, 103 REV C01 MINSHULL HOUSE, 101 REV C02 MINSHULL HOUSE, 003 REV C01 MINTO & TURNER BUILDING and 001 C03 - MINTO & TURNER BUILDING as amended by R&M-K-01-01 STAIRS MT-101 REV B[2], R&M-K-01-02 STAIRS MT-101 REV B(2), R&M-K-01-03 STAIRS MT-101 REV B[2].

Staircase photo stamped as received on 12-11-21

Shed KM e-mail with detail 30-03-21, Note 18-09-19 as amended by Note 25-02-20 and 06-04-20

(o) Details of interfaces of new partitions and raised floors with original building fabric;

Dwg (21)530 - cloister wall head/base details (minto + turner), (21)536 - cloister floor/ceiling abutment to external wall (minto + turner), (22)550 - blockwork wall abutment to existing wall (applicable to both listed buildings), (22)560 - typical partition abutment to existing wall (applicable to both listed buildings), (23)514 - typical party wall conditions (minto + turner), (23)515 - party wall condition/semi enclosure to beam (minto + turner), (23)519 - typical ceiling + raised floor abutment to existing wall (minto + turner)

(23)566 - typical party wall conditions (detail 02) (minshull house), (23)576 - blockwork wall abutment to existing floor (applicable to both listed buildings), (23)570 - typical ceiling + raised floor abutment to existing wall (minshull house), (23)573 - typical dropped ceiling details (minshull house), (27)501 - detail junction partition to roof (minto + turner) and (27)553 - detail junction partition to roof (minshull house);
Horbury detail - Kampus - MF Ceiling at Bathroom wall interface and Horbury detail - Kampus Minshull House Twin head details; and
Sked KM Note 07 04 2020

(p) Details of works to surface of Little David Street.

Dwgs 1703-EXA-00-GF-DR-L-114, 1703-EXA-00-GF-DR-L-203, 1703-EXA-00-GF-DR-L-300, 1703-EXA-00-GF-DR-L-301 (refer to drawings 04+05), 1703-EXA-00-GF-DR-L-303 (refer to drawing 07), 1703-EXA-00-GF-DR-L-313 (refer to drawing 04), 1703-EXA-00-GF-DR-L-514

and 1703-EXA-00-GF-DR-L-900 all as subsequently amended by:

Shed KM Design Notes 06-03-20 and 01.03.21, Exterior Architectures e-mail 03-06-20 and on the basis of Mount Anvil's e-mail 06-04-21 and attached images

All of 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.

34) The applicant or their agents or successors in title will secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - evaluation trenching
 - (dependent upon the evaluation results) open area excavation and recording
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
3. Deposition of the final reports with the Greater Manchester Historic Environment Record and dissemination of the results
4. Provision for archive deposition of the report 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: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible

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: 14 April 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.