MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester City Council
Town Hall Extension
Albert Square
M60 2LA

Agent (if used)

Ms Hannah Bellerby
Buttress
41 Bengal Street
Manchester
M4 6AF

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Specified Plans) and 5 (Lintel Repair), and removal of condition 10 (timber floor board removal) of Listed Building Consent 140132/LO/2024

Location: Manchester Art Gallery, Mosley Street, Manchester, M2 3JL

Date of application: 2 December 2024

Application number: 141639/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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development must be begun not later than the 06/08/2027.

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

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

o MAG-BUT-00-RL-DR-A-91-0003 Rev P01: Site Location Plan

- MAG-BUT-25-00-DR-A-00-0001 Rev C01: Ground Floor Staff Office Proposed Setting Out Drawing
- MAG-BUT-08-B2-DR-A-31-0001-P06: Art Store 2 Window Proposals (Received 11/06/2024)
- MAG-BUT-08-B2-DR-A-31-0002-P02: Art Store Secondary Glazing
- MAG-BUT-08-B2-DR-A-35-4003-P03: Proposed Ceiling Details
- MAG-BUT-18-ZZ-DR-A-52-5002-P01: Proposed Moat Drainage Works The Athenaeum
- MAG-BUT-XX-XX-SP-A-00-0001: 9518 RS Architectural Restoration Specification (Dated April 2024; Prepared by Buttress)
- MAG-BUT-08-XX-SH-A-31-0001: Art Store 2 Window Repair Schedule (Dated May 2024; Prepared by Buttress)
- MAG-BUT-XX-XX-SP-A-00-0003 P03: Phase 2 Conservation Specification for Listed Building Consent (Dated 13/05/2024; Prepared by Buttress)
- 14794-BKP-14-ZZ-TN-S-0003: Manchester Art Gallery, Consultant Advice Note (Prepared by Booth King; Dated 13/05/2024; Received 23/07/2024)
- TE1764-TE-00-XX-RP-GE-001-V01: Ground Investigation Report for Manchester Art Gallery, Manchester (Dated 22/02/2024; Prepared by Tier Environmental Ltd)
- Heritage Assessment (Dated May 2024; Prepared by Buttress)
- Construction and Environmental Management Plan (Received 29/07/2024)

- MAG-BKP-08-B1-DR-S-10-0250 Revision P01: WP08 Timber Floor Repair G.A. (Received 02/12/2024)
- MAG-BKP-08-B1-DR-S-40-0811 Revision P01: WP08 Timber Floor Repair Details (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-00-1001-P12: Proposed Art Store Alterations Plan (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-00-4001-P10: Proposed Basement GA Plan (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-00-6001-P05: Section Details (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-06-6002-C04: GA Sections (Received 20/02/2025)
- MAG-BUT-08-B2-DR-A-05-0001-P05: Proposed Internal Elevations 1 (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-05-0002-P05: Proposed Internal Elevations 2 (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-05-0003-P05: Proposed Internal Elevations 3 (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-05-0004-P04: Proposed Internal Elevations 4 (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-05-0005-P05: Proposed Internal Elevations 5 (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-22-0001-P06: Wall Types Plan (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-22-0002-P01: Wall Lining Details (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-23-0001-C01: Proposed Timber Floor Repair Plan (Received 06/02/2025)
- MAG-BUT-08-B2-DR-A-23-0003-C02: Proposed Timber Floor Details (Received 19/02/2025)
- MAG-BUT-08-B2-DR-A-35-4002-P06: Proposed Basement Reflected Ceiling Plan (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-40-0001-P08: Proposed Basement Art Store Finishes Plan (Received 02/12/2024)
- MAG-BUT-08-B2-DR-A-23-0004-C02: Subfloor Vent Details (Received 19/02/2025)

o MAG-BKP-18-ZZ-DR-C-90-0515: Work Package 18 Drainage GA Sheet 1 (Received 02/12/2024)
o MAG-BKP-08-B1-DR-S-40-0810 Revision C01: WP08 Ceiling Repair Detail (Received 18/02/2024)
o MAG-BKP-08-B1-DR-S-40-0815 Revision C02: WP08 Window Remedial Details (Received 18/02/2024)

Stamped as received by the City Council as Local Planning Authority on 28/05/2024 unless specified otherwise.

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.

3) a) Prior to the commencement of any works related to the installation of the external grates hereby approved, material samples depicting their final finish and profile shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) Prior to the installation of the approved grates, an installation methodology statement, that shall identify the point and method of affixing the grates to the listed building, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

c) Prior to the installation of the external grates hereby approved, a scheme that shall include a material sample pursuant to the details approved under points a) and b) of this condition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

d) Prior to the first occupation of the development, a verification report that shall confirm the approved works have been implemented shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) a) Notwithstanding drawing nos. MAG-BKP-08-B1-DR-S-10-0200 Rev P07, MAG-BKP-18-ZZDR-C-90-0515 and MAG-BUT-18-ZZ-DR-A-52-5002-P0, prior to the commencement of any works in relation to the listed building's lightwell drainage channels, a scheme identifying the extent of historical and non-original material within the areas to be worked on shall be submitted to and approved in writing by the City Council. The scheme shall also identify the areas of channel to repaired and that which requires replacement. The development shall then proceed in accordance with the approved details.

b) Upon the discharging of part a of this condition and prior to the commencement of the laying of any new or repaired stone, material samples of any new and repaired stone, as well as a methodology for their installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be carried out as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the commencement of any works in relation to the implementation of the repair works to the cracked external lintels hereby approved, as shown on drawing no. MAG-BKP-08-B1-DR-S-40-0815 Revision C02 (Received 18/02/2025), the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a. Material samples of the dry plate that shall confirm its overall thickness, height and final finish.
b. Installation methodology for the proposed repair works.
c. A method statement detailing the future maintenance and replacement, if required, of the metal grates that will support the cracked lintels.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of safeguarding material of historical interest and the longevity of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Notwithstanding the details shown on drawing no. MAG-BUT-08-B2-DR-A-06-6002-C04, prior to any works commencing in relation to the draft proofing of the original ventilation duct system to be retained, material samples of the lining to be overlaid on it and an installation methodology for said works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) Notwithstanding the details set out within condition 2, prior to the commencement of works in relation to each of the following aspects of the development hereby approved, final details, including where appropriate, specification, method statement and material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a. Materials samples and methodology statement for the installation of damp proofing works.
b. Material samples and specifications for decorative internal finish, including to columns, shutters and window surrounds, which shall be evidenced through a paintwork analysis.
c. Final layout and finish of M&E services.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core

Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8) The window repair works shall proceed in accordance with the works detailed in the submitted Window Repair Schedule (Reference number MAG-BUT-08-XX-SH-A-31-0001; Prepared by Buttress; Dated May 2024) and section RS16 of the submitted Architectural Restoration Specification (Reference number MAG-BUT-XX-XX-SP-A-00-0001; Prepared by Buttress; Dated April 2024). If during the implementation of the approved works, more extensive repairs not identified within the aforementioned document are required in order to make the windows good, said works shall not commence until a scheme detailing said repairs and an accompanying methodology statement are submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

9) The development shall proceed in accordance with the measures put forward within the submitted Architectural Restoration Specification (Reference number MAG-BUT-XX-XX-SP-A-00-0001; Prepared by Buttress; Dated April 2024).

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

10) The basement floorboards as shown drawing nos. MAG-BUT-08-B2-DR-A-23-0001-C01 and MAG-BUT-08-B2-DR-A-23-0003-C02 shall be removed in accordance with the submitted floorboard removal strategy (Received 06/02/2025 and 19/02/2025). Upon the completion of the works, details regarding the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) A report that confirms the proportion of historic floorboards that were able to be retained and a repair methodology that shall make good any damage caused to them during removal.
b) A plan that confirms the final design for the floor finishes of the area subject to this condition. This shall denote where historic and new floorboards, if required, shall be laid.
c) Material samples of repaired flooring and any new floorboards.
d) A methodology for the installation of the approved final floor finish design, approved under part b of this condition.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of safeguarding material of historical interest in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

11) The development shall proceed in accordance with the ceiling repair detail as shown on drawing no.MAG-BKP-08-B1-DR-S-40-0810 Revision C01 (Received 18/02/2025).

Reason - In the interests of safeguarding material of historical interest and the longevity of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

12) The external cast iron air bricks hereby approved, shall be installed in accordance with drawing no.MAG-BUT-08-B2-DR-A-23-0004-C02 (Received 19/02/2025). The air bricks shall then be retained and maintained in accordance with the approved details only.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

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: 24 February 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.