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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Mr Robin Matthews
Hillcrest Limited
2nd Floor
7 Portman Mews South
Marylebone
London
W1H 6AY

Agent (if used)

Mr Matthew Reilly
Claremont Group Interiors
2 Kelvin Close
Birchwood
WA3 7PB

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for relocation of brass signage plaques, repositioning of existing gas lamps, installation of new planters and internal works including and creation of gym space, social hub, treatment room and new shower room.

Location: Arkwright House, Parsonage Gardens, Manchester, M3 2LF

Date of application: 2 December 2024

Application number: 141640/LO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** 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 proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

- Basement Strip out: E013826 BF 010
- Basement Arrangement Plan: E013826 BF 100
- Partition Layout: E013826 BF 012
- Basement Heritage Details: E013826 BF 102.1
- Basement Ceiling Layout: E013826 BF 103
- Basement Mechanical Overlay: E013826 BF 013.1
- Basement Fire Alarm Overlay: E013826 BF 103.2
- Basement Flooring Layout: E013826 BF 0104
- Basement Decoration Layout: E013826 BF 105
- Basement Bespoke Joinery Locations: E013826 BF 106
- Basement Teapoint Layout: E013826 BF 210
- Basement Shower Layout: E013826 BF 220
- Basement Artworks & Signage: E013826 BF 300
- Basement Door Schedule: E013826 BF 500
- Ground Floor Strip out: E013826 GF 010
- Ground Floor Flooring Strip out: E013826 GF 010.1
- Ground Floor Partition Layout: E013826 GF 102
- Ground Floor Heritage Details: E013826 GF 102.1
- Ground Floor Mech Overlay: E013826 GF 103.1
- Ground Floor Fire Alarm Overlay: E013826 GF 103.2
- Ground Floor Decoration Layout: E013826 GF 105
- Ground Floor Bespoke Joinery Locations: E013826 GF 106
- Ground Floor Left & Right Reception Elevations: E013826 GF 220
- Ground Floor Central Reception Elevations: E013826 GF 221
- Ground Floor Section Stair Core & Corridor: E013826 GF 222
- Ground Floor Artwork & Signage: E013826 GF 300
- Ground Floor Door Schedule: E013826 GF 500
- Core Typical Flooring: E013826 1-6F 104
- Core Typical Artworks & Signage: E013826 1-6F 300
- Core Doors: E013826 2F 500
- Core Doors: E013826 3F 500
- Core Doors: E013826 4F 500
- Core Doors: E013826 5F 500
- Core Doors: E013826 6F 500

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- Door Elevations and Sections: E013826 EB 222
- Proposed Ground Arrangement Plan: E013826 GF 100
- Ground Floor Ceiling Layout: E013826 GF 103 A
- Ground Floor Flooring Layout: E013826 GF 104 C
- Front Elevation: E013826 EB 220
- Front Entrance Elevations: E013826 EB 221

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- Ground Floor Mechanical Strip Out: 244270-M-00-2001 P02
- Ground Floor Mechanical Services: 244270-M-00-2551 P2
- Ground Floor Above Drainage Layout: 244270-M-00-4101 P2

- Ground Floor Domestic Services Layout: 244270-M-00-4201 P2
- Basement Level Mechanical Strip Out: 244270-M-B1-2001 P2
- Basement Level Pipework Strip Out: 244270-M-B1-2002 P2
- Basement Level Ventilation Layout: 244270-M-B1-2201 P2
- Basement Level Heating Layout: 244270-M-B1-2301 P2
- Basement Level Above Ground Drainage Layout: 244270-M-B1-4101 P2
- Basement Level Domestic Services Layout: 244270-M-B1-4201 P2
- Ventilation Schematic: 244270-M-XX-2201 P3
- Basement Lighting Layout: 772P - B100 A
- Basement Power Layout: 772P - B200 A
- Basement Fire Alarm and Detections System: 772P - B300 A
- Ground Floor Lighting Layout: 772P - G100 B
- Ground Floor Power Layout: 772P - G200 B
- Ground Floor Fire Alarm and Detections System: 772P - G300
- Mechanical Services Plant Schedule: 244270-M-ZZ-2501 P01

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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 and the National Planning Policy Framework.

3) Prior to the repairs to the original stonework, detailed method statement and product specifications for the repairs of any redundant penetrations shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details

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.

4) Prior to the installation of new doors, full and final joinery details of the new doors shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include sections, elevations, a materials schedule and details of any affixing to historic fabric. The approved details shall be carried in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance 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.

5) Prior to any decoration works commencing to floors, walls, ceilings and doors, product specifications of all proposed new finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details

Reason: In the interests of preserving and protecting the historic character and appearance 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.

6) Prior to the installation of new flooring to the main reception and staircase, samples of new floor finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details

Reason: In the interests of preserving and protecting the historic character and appearance 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.

7) Prior to the installation of the installation of the underfloor heating and air curtain within the reception area, full and final details, including details of any new penetrations, conduits, affixing/junction detail to historic fabric, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance 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.

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: 27 January 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 Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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/planning-inspectorate. 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.