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

Mr Neil Baumber
Beech Holdings
60 Oxford Street
Manchester
M1 5EE

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of Listed Building Consent 119373/LO/2018, as amended by 133905/JO/2022, to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding).

Location: Mindel House, 10 Minshull Street, Manchester, M1 3EF

Date of application: 8 July 2024

Application number: 140357/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 17 November 2023.

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 061_001 A LOCATION & SITE PLAN

- PW-XX-DR-A-9060 P1 Alleyway Design Intent - Plan (Received 08/07/2024)
- PW-XX-DR-A-9061 P1 Alleyway Design Intent - Lower Ground Plan (Received 08/07/2024)
- PW-XX-DR-A-9062 P2 Alleyway Design Intent - Bloom Street - Elevation and section (Received 25/09/2024)
- PW-XX-DR-A-9063 P1 Alleyway Design Intent - Cross Section (Received 08/07/2024)
- PW-XX-DR-A-9064 P1 Ironwork gates (Received 08/07/2024)

- PW-XX-DR-A-9158 P1 Bloom Street and Mindel shadow gap detail (Received 08/07/2024)
- MH-UG-DR-A-9000 P1 Upper Ground Floor_GAs (Received 08/07/2024)
- MH-01-DR-A-9001 P1 First Floor_GAs (Received 08/07/2024)
- MH-02-DR-A-9002 P1 Second Floor_GAs (Received 08/07/2024)
- MH-03-DR-A-9003 P1 Third Floor_GAs (Received 08/07/2024)
- MH-04-DR-A-9004 P1 Fourth Floor_GAs (Received 08/07/2024)
- MH-LG-DR-A-9005 P1 Lower Ground Floor_GAs (Received 08/07/2024)
- MH-RP-DR-A-9006 P2 Roof plan - GAs (Received 25/09/2024)
- MH-ZZ-DR-A-9010 P2 Proposed North-West Elevation (Received 25/09/2024)
- MH-ZZ-DR-A-9011 P1 Proposed North-East Elevation (Received 08/07/2024)
- MH-ZZ-DR-A-9012 P1 Proposed South- East Elevation (Received 08/07/2024)
- MH-ZZ-DR-A-9013 P2 Proposed South- West Elevation (Received 25/09/2024)
- MH-ZZ-DR-A-9014 P1 Alleyway Elevations (Received 08/07/2024)
- MH-ZZ-DR-A-9015 P1 Section A-A' (Received 08/07/2024)
- MH-ZZ-DR-A-9016 P1 Section B-B' (Received 08/07/2024)
- MH-UG-DR-A-9020 P1 Upper Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
- MH-01-DR-A-9021 P1 First Floor Demolition Plan (Completed) (Received 08/07/2024)
- MH-02-DR-A-9022 P1 Second Floor Demolition Plan (Completed) (Received 08/07/2024)
- MH-03-DR-A-9023 P1 Third Floor Demolition Plan (Completed) (Received 08/07/2024)
- MH-04-DR-A-9024 P1 Fourth Floor Demolition Plan (Completed) (Received 08/07/2024)
- MH-LG-DR-A-9025 P1 Lower Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
- MH-RP-DR-A-9026 P1 Roof Demolition Plan (Received 08/07/2024)
- MH-UG-DR-A-9030 P2 Upper Ground Floor Demolition Plan (Proposed) (Received 25/09/2024)
- MH-01-DR-A-9031 P2 First Floor Demolition Plan (Proposed) (Received 25/09/2024)
- MH-02-DR-A-9032 P2 Second Floor Demolition Plan (Proposed) (Received 25/09/2024)
- MH-03-DR-A-9033 P2 Third Floor Demolition Plan (Proposed) (Received 25/09/2024)
- MH-04-DR-A-9034 P1 Fourth Floor Demolition Plan (Proposed) (Received 08/07/2024)

- MH-LG-DR-A-9035 P1 Lower Ground Floor Demolition Plan (Proposed) (Received 08/07/2024)
- MH-RP-DR-A-9036 P1 Roof Demolition Plan (Proposed) (Received 08/07/2024)
- MH-UG-DR-A-9040 P1 Upper Ground Floor Retention Plan (Received 08/07/2024)
- MH-01-DR-A-9041 P1 First Floor Retention Plan (Received 08/07/2024)
- MH-02-DR-A-9042 P1 Second Floor Retention Plan (Received 08/07/2024)
- MH-03-DR-A-9043 P1 Third Floor Retention Plan (Received 08/07/2024)
- MH-04-DR-A-9044 P1 Fourth Floor Retention Plan (Received 08/07/2024)
- MH-LG-DR-A-9045 P1 Lower Ground Floor Retention Plan (Received 08/07/2024)
- MH-RP-DR-A-9046 P1 Roof Retention Plan (Received 08/07/2024)
- MH-UG-DR-A-9050 P1 Upper Ground Floor Heritage Plan (Received 08/07/2024)
- MH-01-DR-A-9051 P1 First Floor Heritage Plan (Received 08/07/2024)
- MH-02-DR-A-9052 P1 Second Floor Heritage Plan (Received 08/07/2024)
- MH-03-DR-A-9053 P1 Third Floor Heritage Plan (Received 08/07/2024)
- MH-04-DR-A-9054 P1 Fourth Floor Heritage Plan (Received 08/07/2024)
- MH-LG-DR-A-9055 P1 Lower Ground Floor Heritage Plan (Received 08/07/2024)
- PW-XX-DR-A-9060 P1 Alleyway Design Intent - Mindel House - Elevation and section (Received 08/07/2024)
- MH-XX-DR-A-9070 P2 Roof sections - design intent (Received 25/09/2024)
- MH-XX-DR-A-9071 P3 Roof details 1/2 (Received 25/09/2024)
- MH-XX-DR-A-9072 P1 Roof details 2/2 (Received 08/07/2024)
- MH-ZZ-DR-A-9080 P1 Remedial works - External Elevations (Received 08/07/2024)
- MH-ZZ-DR-A-9081 P1 Remedial works - Internal Elevations (Received 08/07/2024)
- MH-ZZ-DR-A-9082 P1 Cleaning works - Plans (Received 08/07/2024)
- MH-ZZ-DR-A-9083 P1 Cleaning works - Internal elevations (Received 08/07/2024)
- MH-ZZ-DR-A-9084 P1 Cleaning works - Ceilings (Received 08/07/2024)
- MH-UG-DR-A-9100 P1 Upper Ground Floor Existing Plan (Received 08/07/2024)
- MH-01-DR-A-9101 P1 First Floor Existing Plan (Received 08/07/2024)
- MH-02-DR-A-9102 P1 Second Floor Existing Plan (Received 08/07/2024)
- MH-03-DR-A-9103 P1 Third Floor Existing Plan (Received 08/07/2024)
- MH-04-DR-A-9104 P1 Fourth Floor Existing Plan (Received 08/07/2024)
- MH-LG-DR-A-9105 P1 Lower Ground Floor Existing Plan (Received 08/07/2024)
- MH-ZZ-DR-A-9110 P1 North-West Elevation Existing (Received 08/07/2024)
- MH-ZZ-DR-A-9111 P1 North-East Elevation Existing (Received 08/07/2024)

- MH-ZZ-DR-A-9112 P1 South- East Elevation Existing (Received 08/07/2024)
- MH-ZZ-DR-A-9113 P1 South- West Elevation Existing (Received 08/07/2024)
- MH-ZZ-DR-A-9115 P1 Cross Section Existing (Received 08/07/2024)
- MH-ZZ-DR-A-9116 P1 Long Section Existing (Received 08/07/2024)
- MH-ZZ-DR-A-9120 P1 Main Entrance External Wall (Received 08/07/2024)
- MH-ZZ-DR-A-9121 P1 Minshull St External Wall (Received 08/07/2024)
- MH-ZZ-DR-A-9122 P1 Richmond St. External Wall (Received 08/07/2024)
- MH-ZZ-DR-A-9123 P1 Bloom St. External Wall (Received 08/07/2024)
- MH-UG-DR-A-9130 P1 Upper Ground Floor_RCP (Received 08/07/2024)
- MH-01-DR-A-9131 P1 First Floor_RCP (Received 08/07/2024)
- MH-02-DR-A-9132 P1 Second Floor_RCP (Received 08/07/2024)
- MH-03-DR-A-9133 P1 Third Floor_RCP (Received 08/07/2024)
- MH-04-DR-A-9134 P1 Fourth Floor_RCP (Received 08/07/2024)
- MH-06-DR-A-9135 P2 Lower Ground Floor_RCP (Received 25/09/2024)
- MH-06-DR-A-9136 P1 Ceiling type details (Received 08/07/2024)
- MH-UG-DR-A-9140 P2 Upper Ground Floor_Floor types and finishes (Received 25/09/2024)
- MH-01-DR-A-9141 P2 First Floor_Floor types and finishes (Received 25/09/2024)
- MH-02-DR-A-9142 P2 Second Floor_Floor types and finishes (Received 25/09/2024)
- MH-03-DR-A-9143 P2 Third Floor_Floor types and finishes (Received 25/09/2024)
- MH-04-DR-A-9144 P2 Fourth Floor_Floor types and finishes (Received 25/09/2024)
- MH-LG-DR-A-9145 P2 Lower Ground Floor_Floor types and finishes (Received 25/09/2024)
- MH-UG-DR-A-9150 P1 Upper Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- MH-01-DR-A-9151 P1 First Floor_Internal Partitions ID Plan (Received 08/07/2024)
- MH-02-DR-A-9152 P1 Second Floor_Internal Partitions ID Plan (Received 08/07/2024)
- MH-03-DR-A-9153 P1 Third Floor_Internal Partitions ID Plan (Received 08/07/2024)
- MH-04-DR-A-9154 P1 Fourth Floor_Internal Partitions ID Plan (Received 08/07/2024)
- MH-LG-DR-A-9155 P1 Lower Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- PW-XX-DR-A-9156 P1 Floor details (Received 08/07/2024)
- MH-UG-DR-A-9160 P1 Main Entrance Stair (Received 08/07/2024)
- MH-ZZ-DR-A-9161 P1 Main staircase plans (Received 08/07/2024)
- MH-ZZ-DR-A-9162 P1 Main staircase sections (Received 08/07/2024)
- MH-ZZ-DR-A-9163 P1 Rear staircase enclosure 1/2 (Received 08/07/2024)
- MH-ZZ-DR-A-9164 P1 Rear staircase enclosure 2/2 (Received 08/07/2024)

- MH-ZZ-DR-A-9165 P1 Rear staircase sections (Received 08/07/2024)
- MH-XX-DR-A-9166 P1 Core Arrangement_Plan 1/2 (Received 08/07/2024)
- MH-XX-DR-A-9167 P1 Core Arrangement_Plan 2/2 (Received 08/07/2024)
- MH-XX-SH-A-9168 P1 Core Arrangement_Sections (Received 08/07/2024)
- MH-XX-DR-A-9170 P1 Existing Windows Elevations (Received 08/07/2024)
- MH-XX-DR-A-9171 P1 Secondary and New Windows Elevations (Received 08/07/2024)
- MHXX-SH-A-9172 P1 Existing Window schedule. (Received 08/07/2024)
- MH-XX-SH-A-9173 P2 Secondary window schedule (Received 25/09/2024)
- MH-XX-SH-A-9174 P1 Proposed new window schedule (Received 08/07/2024)
- MH-05-DR-A-9175 P1 Window detail - LGF Window tanking (Received 08/07/2024)
- MH-XX-DR-A-9176 P1 Window detail - UGF New lime plaster window (Received 08/07/2024)
- MH-XX-DR-A-9177 P1 Window detail - UGF Typical timber panel window (Received 08/07/2024)
- MH-XX-DR-A-9178 P1 Window detail - 1st floor Typical timber panel window (Received 08/07/2024)
- MH-XX-DR-A-9179 P1 Window detail - 1st floor Typical timber panel window 2 (Received 08/07/2024)
- MH-XX-DR-A-9180 P1 Window detail - 2nd & 3rd floor Typical timber panel window 1 (Received 08/07/2024)
- MH-XX-DR-A-9181 P1 Window detail - 2nd & 3rd floor Typical timber panel window 2 (Received 08/07/2024)
- MH-XX-DR-A-9182 P1 Window detail - 4th floor typical exposed window (Received 08/07/2024)
- MH-XX-DR-A-9190 P1 External Doors Elevations (Received 08/07/2024)
- MH-XX-SH-A-9191 P1 External Doors Schedules (Received 08/07/2024)
- 3 x CGI visuals (Received 25/09/2024)
- 24006-HAK-MH-00-DR-M-57001 Revision P02: Ventilation Layout Level 00 (Received 08/07/2024)
- 24006-HAK-MH-01-DR-M-57001 Revision P02: Ventilation Layout Level 01 (Received 08/07/2024)
- 24006-HAK-MH-02-DR-M-51001 Revision P02: Ventilation Layout Level 02 (Received 08/07/2024)
- 24006-HAK-MH-03-DR-M-57001 Revision P02: Ventilation Layout Level 03 (Received 08/07/2024)
- 24006-HAK-MH-04-DR-M-57001 Revision P02: Ventilation Layout Level 04 (Received 08/07/2024)
- 24006-HAK-MH-B1-DR-M-57001 Revision P02: Ventilation Layout Level B1 (Received 08/07/2024)
- 24006-HAK-ZZ-ZZ-DR-M-57001 Revision P02: Ventilation Typical Sections (Received 08/07/2024)

Documents

- Planning Statement prepared by Paul Butler Associates.

o Planning Statement Addendum prepared by Paul Butler Associates (June 2024) (Received 08/07/2024)
o Heritage Assessment Addendum report prepared by Paul Butler Associates (June 2024) (Received 08/07/2024)
o Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
o Heritage Statement for Mindel House prepared by Paul Butler Associates.
o Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
o Environmental Standards Statement prepared by Hulley & Kirkwood (Issue no. 2) (Received 08/07/2024)
o Crime Impact Statement prepared by Greater Manchester Police Design for Security.
o Transport Statement prepared by SCP Transportation Planning.
o Framework Travel Plan prepared by SCP Transportation Planning.
o Environmental Noise Survey Report prepared by Sandy Brown (ref: 024322-R01-A) (Received 08/07/2024)
o Tender Acoustic Design Report prepared by Sandy Brown (ref: 024322-R03-A) (Received 08/07/2024)
o Schedule of Repair and Renovation prepared by RWHBO (Revision 03) (Received 08/07/2024)
o TV Reception Survey prepared by SCS.
o Air Quality Assessment prepared by Redmore Environmental.
o Mechanical Ventilation with Heat Recovery (MVHR) - Ventilation Statement for apartments prepared by H&K (Received 08/07/2024)
o Technical Note 002 Drainage Statement prepared by Tier Consult (ref: TM/24/1381) (Received 08/07/2024)
o Construction & Methodology Statement prepared by RWHBO (rev F) (Received 02/09/2024)
o Design and Access Statement Addendum prepared by Horizon Fletcher Rae (June 2024) (Received 08/07/2024)
o The email from Paul Butler Associates dated 20 May 2021
o Waste Management Strategy document prepared by Fletcher Rae (Received 08/07/2024)
o Bat Inspection Survey by Collington Winter Environmental (Received 08/07/2024)
o Perimeter Scaffold and Temporary Roof System document and scaffolding drawings (Revision P02), (Received 23/07/2024):
o 24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System
o 24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System
o 24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System
o 24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System
o The Architectural Paint Research prepared by Lincoln Conservation dated October 2021 (Approved under applications CDN/22/0261 and CDN/22/0266)
o The report by WJ Structures Ltd dated 3 March 2022 The report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G (Approved under applications CDN/22/0261 and CDN/22/0266)
o The letter from Manchester Design and Build dated 24th April 2022 (Approved under applications CDN/22/0261 and CDN/22/0266)
o The email from Paul Butler Associates dated 1 September 2022 (excluding the following wording: 'Ok. It is accepted that hot mixed mortar will be used.') (Approved under applications CDN/22/0261 and CDN/22/0266)
o 24006-HAK-XX-XX-SH-E-00003-Electrical Equipment Image Library (Received 08/07/2024)

o 24006-HAK-XX-XX-SH-M-00002 - Mechanical Image Library (Received 08/07/2024)
o Contractors Task Method Statement For Opening Up Works (Rev C) prepared by RWBHO (Received 25/09/2024)

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) Notwithstanding the details as set out in condition 2 above, no works shall commence in relation to each of the following internal repair items in respect of Mindel House until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.

b) Details of new plaster to match original / historic plaster

c) Detailed specification / methodology for new traditional lath and plaster ceilings (or repair of existing lath and plaster ceilings)

d) Detailed specification / methodology for retention of all existing cornices. Where this is not possible an approach for replacement must be submitted to and approved in writing by the local planning authority.

e) Detailed methodology for the proposed restoration / refurbishment of retained staircases

f) Detailed specification and methodology of works for entrance lobby repairs, including tile repairs.

g) Detailed information of the final methodology, findings and finish, of the repair works approved and referenced within the Contractors Task Method Statement For Opening Up Works (Rev C) prepared by RWBHO (Received 25/09/2024)

h) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.

i) Details of concrete step cleaning and nosings (to rear staircase).

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

4) Notwithstanding the details as set out in condition 2 above, no works shall commence in relation to each of the following new internal work items in respect of Mindel House until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

b) Details of basement tanking

c) Detailed design of internal post boxes

d) Details of internal communal doors and doors to apartment entrances

e) Details of smoke shaft

f) Detailed design of dry riser information plaques

g) Details of carpets and lighting to lobby entrances.

h) Details and layout of all M&E works

i) Details of the enclosing structure to the main staircase

j) Details of blocking of internal doorways servicing the secondary/rear staircase.

k) Details and method statement of the treatment of the retained sprinkler valve and how it will be presented, including details of information plaque.

l) Detailed design and treatment of glazed screen at first floor level (within proposed apartment 1.01)

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

5) Notwithstanding the details as set out in condition 2 above, no works shall commence in relation to each of the following external work items in respect of Mindel House, until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) External brick / masonry repairs, including material samples for brick and mortar replacement where applicable

b) Slate roof repairs, including slate replacement samples where applicable

c) Timber roof repairs, including samples where applicable

d) Details of retention / repair or replacement of historic cast iron rainwater goods, with replacement samples where applicable

e) Specification / methodology for replacement of missing basement window grilles/guards, with appropriate material samples.

f) Detailed design of all new windows to Mindel House

g) Detailed design of all new external doors and entrance surrounds

h) Details of ventilation louvres and grilles to external elevations

i) Detailed design of the surface treatment to the alleyway area between Mindel House and 11 Bloom Street.

j) Detailed design of gates to alleyway area to Bloom Street and Richmond Street

k) Detailed design and methodology for the removal of redundant central lift hoist shaft and remedial repair works, including material samples if applicable

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

6) No works shall commence in relation to each of the following works relating to the making good of Mindel House's south-western facing goods lift elevation, until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) A methodology for the removal of vegetation and other associated overgrowth

b) A study confirming if the existing lift shaft can be retained or must be rebuilt

c) A final specification for the section of the elevation to be taken down in order for the elevation to be made structurally secure.

d) A methodology for the categorisation and compiling of material to be removed from the goods-lift elevation, identified in sub-point c of this condition.

e) A methodology for the disassembling and reassembling of the goods-lift elevation.

f) A methodology for the repair or disassembling and reassembling of the lift shaft, including material samples where appropriate

g) Material samples and specifications of any replacement bricks or lintels in the event such existing features cannot be repaired/salvaged and/or repair statement for salvaged materials.

h) Material samples and specifications of new doors, railings, goods lift finish and spandrel panels.

i) Material samples and specifications for the new alleyway entrance/lift

The development shall then proceed in accordance with the approved details and be completed prior to the first occupation of the development.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

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 Coal Authority in Appendix A.

Date: 3 December 2024

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.