MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140357/JO/2024
Date registered valid:	8 July 2024
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).
Address:	Mindel House, 10 Minshull Street, Manchester, M1 3EF
Ward(s):	Piccadilly Ward
Applicant:	Mr Neil Baumber Beech Holdings
Agent (if any):	Mr Ralph Taylor Paul Butler Associates
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 02/12/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 12 July 2024 Expired: 2 August 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 16 July 2024 Expired: 6 August 2024

Press advert
Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Mindel House, a former Victorian warehouse building, now vacant. The property is five storeys, with basement, is completed in red brick and features a sandstone ground floor. Internally the property had gone under unsympathetic modern additions dating from when the site was converted offices. Since then, the innards of the property have largely been removed upon the approval of planning permissions 119373/LO/2018 and 119374/FO/2018 (Then since being superseded by permissions 133905/JO/2022 and 133975/JO/2022) that saw consent be granted for the conversion of the site into 34no residential apartments (Class C3). The property is in an extensive state of disrepair, with multiple windows missing, as well as its south-western facing side elevation featuring a dilapidated goods lift, as well as extensive vegetation growth.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of Manchester City Centre. The site is not within but is visible from the Whitworth Conservation Area, which is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920 and has historical importance due to its significance for the textile industry in Manchester. The site is opposite the Grade II* Listed Crown Courts on Minshull Street and opposite the Grade II Listed 8 Minshull Street and 42 Bloom Street. A surface car park lies adjacent to the site to the south-west. Neighbouring uses comprise of a

variety of commercial office uses (Class E) to the north and north-west, with a large number of drinking establishments and nightclubs (Sui Generis) to the south along Canal Street.

Description of development

The application seeks listed building consent to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding) of planning permission of planning permission 133905/JO/2022.

The proposed amendments consist of the following:

- Layout changes to internal partitions forming approved residential apartments.
- Changes to ventilation strategy
- Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof
- Structural repair works to Goods lift elevation
- Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing
- Retention of blind windows to Richmond Street elevation
- Revised design to treatment of loading slot to alleyway elevation
- Relocation of proposed AOV to above staircase to ensure functionality
- Alteration to design of alleyway entrance

Condition 5 (Scaffolding) is to be reworded in line with the previously agreed scaffolding details.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

140382/JO/2024 - Variation of application 119374/FO/2018, as varied by 133975/JO/2022, to amend conditions 2 (Specified Plans), 10 (Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards) – Application under consideration.

140356/JO/2024 - Variation of Listed Building Consent 119375/LO/2018, as amended by 133906/JO/2022, to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding) – Application under consideration.

133975/JO/2022 - Variation of Conditions 3 (Materials) and 11 (Heritage) of application referenced 119374/FO/2018 to amend the wording of these conditions – Approved October 2022.

133906/JO/2022 - Variation of Condition 3 (Materials) of application 119375/LO/2018 to amend the wording – Approved October 2022.

133905/JO/2022 - Variation of Condition 3 (Materials) of application 119373/LO/2018 to amend the wording – Approved October 2022.

119375/LO/2018 - Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

119374/FO/2018 - Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

119373/LO/2018 - Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

Consultations & Notification Responses

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC3 – Housing
- Policy CC6 – City Centre High Density Development
- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy H2 – Strategic Housing Provision
- Policy H4 – East Manchester
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN16 – Air Quality
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:
- Policy DC7 – New Housing Developments
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the Heritage Asset

The application concerns the Grade II listed Mindel House. The site is subject to an extant planning permission and listed building consent for its conversion to 34no residential apartments. The scheme was partially implemented but work has since halted and the application property is now more akin to a shell of a building, with much of its internal components having been removed. It has also come to light that the building is need of repair work in order to render it structurally sound so that the site can become fit for habitation. The nature of the submission under consideration is to amend that of the extant permission to allow for work to recommence on site and for the scheme to be delivered.

In light of the above, it is acknowledged that the application site is in an advance state of disrepair and that the proposal would have notable public benefit in that it would allow for the occupation of and secure the continued use of a listed building. It is noted that the acceptability of the vast majority of works applied for have already been found to be acceptable under permissions 119373/LO/2018 and 133905/JO/2022, and thus the basis of this report will only consider the material impact of the proposed alterations.

Internally, layout changes to the previously approved apartments are considered to be minor works which would have no greater impact on the listed building than that of the approved scheme. The proposed alterations would also see the ventilation of the apartments shift from an individual supply to a centralised system, which would in practical terms require additional vents to be installed on the elevations of the property. The submission has made clear that such vents would be of a heritage style and that they would be uniform in size and appearance. Subject to a condition that would require submission of samples and final details of its internal manifestation, this element of the development is acceptable.

Externally, the property's blind windows, originally proposed to be replaced with new glazed units has been omitted, with the blind windows now to be retained. This is considered to have a slight positive impact on the significance of the listed building and is therefore acceptable.

Mindel House features a redundant central lift hoist shaft which is screened from view from the public highway by the property's roof. This element of the property is non-original and likely dates from the 1910s-1920s. The shaft is in poor physical condition features unsympathetic patch repairs, including concrete slabs. Its location would mean ongoing maintenance would be difficult once the proposed development is occupied. It is considered that the removal of the shaft would cause a low-level of less than substantial harm to be caused to the significance of the Mindel House, with no wider impact being caused to the street scene due to its concealed location. On this basis the public benefits of the proposal are considered to outweigh the recognised harm and in the event of an approval a condition will be attached requiring the exact details of the work to be submitted to and approved in writing by the Local Planning Authority.

Other new external works also encompass that of the building's goods lift elevation, this being its south-western facing elevation. Accompanying information has identified a section of the elevation that has become structurally unstable due to vegetation ingrowth and is required to be dismantled and rebuilt in order to be made good. It is acknowledged that if left unaltered that this elevation would pose a risk to the structural integrity of the building as a whole, and as such is a justifiable intervention. Subject to a condition that would require exact details of the area to be worked on and the methodology for disassembly and reassembly, it is considered that this element of the development is acceptable. Other alterations to the goods lift elevation include changes in the design of balcony doors, addition of spandrel panel details and alterations to ground floor entrance. These works are considered to be minor and subject to appropriate planning condition which would require their final finish and material samples to be confirmed, is also acceptable.

In light of the above, the proposal would cause some less than substantial harm to the significance of the listed building but this would be outweighed by the public benefits of the proposal, and as such is in accordance with policies SP1, CC1, CC3, CC6, CC9, H1, H2, H4, T1, T2, EN1, EN3, EN16, EN19 and DM1 of the Manchester Core Strategy (2012), saved policies DC7, DC19.1 and DC26 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have an acceptable impact on the historical significance of the Grade II listed building which would be outweighed by the benefits of the proposed scheme, all in accordance with policies SP1, CC1, CC3, CC6, CC9, H1, H2, H4, T1, T2, EN1, EN3, EN16, EN19 and DM1 of the Manchester Core Strategy (2012), saved policies DC7, DC19.1 and DC26 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission is recommended for approval.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of

nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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) to be attached to decision for approval

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:

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL