

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

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

Listed Building Consent

Applicant

Northside (Manchester) Limited
C/o Agent

Agent (if used)

Miss Vanessa Rowell
Avison Young
11 York Street
Manchester
M2 2AW

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the external and internal alteration and refurbishment of no 12. Piccadilly to form aparthotel in association with the erection of a 34 storey building (land at no. 14-16 Piccadilly), including ground floor cafe (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works.

Location: 12 And 14 -16 Piccadilly, Manchester, M1 3AN

Date of application: 5 December 2023

Application number: 137795/LO/2023

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the 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:

(a) Dwgs HMP-BA-10-L01-DP-A-0, Rev P01 S2 - Location Plan; MP-BA-10-L00-DP-A-0, Rev P04 S2 - Site Plan; HMP-BA-10-EW-DP-A-0, Rev P05 S2 - Site West Elevation; HMP-BA-10-ES-DP-A-0, Rev P05 S2 - Site South Elevation; HMP-BA-10-EN-DP-A-0, Rev P06, S2 - Site North Elevation; HMP-BA-10-EE-DP-A-0, Rev P05 S2 - Site East Elevation;

(b) Dwgs HMP-BA-12-B01-DP-A-0, Rev P01 S2 - Demolition Basement Plan; HMP-BA-12-EE-DP-A-0, Rev P03 S2 - Demolition East Elevation, Heritage; HMP-BA-12-L00-DP-A-0, Rev P03 S2 - Demolition Ground Floor Plan ; HMP-BA-12-L01-DP-A-0, Rev P01 S2 - Demolition First Floor Plan; HMP-BA-12-L02-DP-A-0, Rev P01 S2 - Demolition Second Floor Plan; HMP-BA-12-L03-DP-A-0, Rev P01 S2 - Demolition Third Floor Plan; HMP-BA-12-L04-DP-A-0, Rev P01 S2 - Demolition Fourth Floor Plan; HMP-BA-12-L05-DP-A-0, Rev P01 S2 - Demolition Fifth Floor Plan; HMP-BA-12-SN-DP-A-0, Rev P03 S2 - Demolition North Section Heritage;

(c) HMP-BA-20-B01-DP-A-0, Rev P01 S2 - Basement Floor Plan; HMP-BA-20-L00-DP-A-0, Rev P04 S2 - Ground Floor Plan; HMP-BA-20-M01-DP-A-0, Rev P03 S2 - Mezzanine Floor Plan; HMP-BA-20-L01-DP-A-0, Rev P01 S2 - Level 1 Floor Plan; HMP-BA-20-L02-DP-A-0, Rev P03 S2 - Level 2 Floor Plan; HMP-BA-20-L03-DP-A-0, Rev P05 S2 - Level 3 Floor Plan; HMP-BA-20-L04-DP-A-0, Rev P04 S2 - Level 4 Floor Plan; HMP-BA-20-L05-DP-A-0, Rev P02 S2 - Level 5 Floor Plan; HMP-BA-20-L06-DP-A-0, Rev P02 S2 - Level 6-20 Floor Plans; HMP-BA-20-L21-DP-A-0, Rev P02 S2 - Level 21-24 Floor Plans; HMP-BA-20-L25-DP-A-0, Rev P02 S2 - Level 25-26 Floor Plans; HMP-BA-20-L27-DP-A-0, Rev P02 S2 - Level 27 Floor Plan; HMP-BA-20-L28-DP-A-0, Rev P01 S2 - Level 28 Floor Plan; HMP-BA-20-L29-DP-A-0, Rev P01 S2 - Level 29 Floor Plan; HMP-BA-20-L30-DP-A-0, Rev P01 S2 - Level 30 Floor Plan; HMP-BA-20-L32-DP-A-0, Rev P02 S2 - Level 32 Floor Plan; HMP-BA-20-R00-DP-A-0, Rev P01 S2 - Roof Plan;

(d) HMP-BA-20-SN1-DP-A-0, Rev P03 S2 - North Section; HMP-BA-20-SW1-DP-A-0, Rev P04 S2 - West Section;

(e) HMP-BA-21-01-DP-A-0, Rev P05 S2 - Bay Studies 1 of 10; HMP-BA-21-02-DP-A-0, Rev P06 S2 - Bay Studies 2 of 10; HMP-BA-21-03-DP-A-0, Rev P05 S2 - Bay Studies 3 of 10; HMP-BA-21-04-DP-A-0, Rev P05 S2 - Bay Studies 4 of 10; HMP-BA-21-05-DP-A-0, Rev P05 S2 - Bay Studies 5 of 10; HMP-BA-21-06-DP-A-0, Rev P03 S2 - Bay Studies 6 of 10; HMP-BA-21-07-DP-A-0, Rev P03 S2 - Bay Studies 7 of 10; HMP-BA-21-08-DP-A-0, Rev P01 S2 - Bay Studies 8 of 10; HMP-BA-21-09-DP-A-0, Rev P01 S2 - Bay Studies 9 of 10; HMP-BA-21-10-DP-A-0, Rev P01 S2 - Bay Studies 10 of 10;

(f) HMP-BA-21-EE-DP-A-0, Rev P05 S2 - East Elevation; HMP-BA-21-EN-DP-A-0, Rev P06 S2 - North Elevation; HMP-BA-21-ES-DP-A-0, Rev P05 S2 - South Elevation; HMP-BA-21-EW-DP-A-0, Rev P05 S2 - West Elevation; and

(g) HMP-BA-35-B01-DP-A-0, Rev P01 S2 - Basement Reflected Ceiling Plan; HMP-BA-35-L00-DP-A-0, Rev P03 S2 - Ground Floor Reflected Ceiling Plan; HMP-BA-35-M01-DP-A-0, Rev P04 S2 - Mezzanine Reflected Ceiling Plan; HMP-BA-35-L01-DP-A-0, Rev P04 S2 - Level 1 Reflected Ceiling Plan; HMP-BA-35-L02-DP-A-0, Rev P04 S2 - Level 2 Reflected Ceiling Plan; HMP-BA-35-L03-DP-A-0, Rev P05 S2 - Level 3 Reflected Ceiling Plan; HMP-BA-35-L04-DP-A-0, Rev P03 S2 - Level 4 Reflected Ceiling Plan;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, H12, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC18.1, DC19.1, DC20 and DC26.1.

4) Before erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.s

5) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all internal and external elevations of 12 Piccadilly have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items within 12 Piccadilly unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a. Demolition method statement including building protection to safeguard the heritage asset;
- b. Detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building to include the roof and external elevations including windows, stonework, plasterwork, repointing (including specification for mortar and stone repair / replacement) prepared by a conservation specification and schedule of works;
- c. A strategy for the location and detailing of all building services(excluding M&E) along with the detailed design including electrics and plumbing, lighting internal and external telecommunications, fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment);
- d. Cleaning of (a) external elevations and (b) internal elevations;
- e. Final details of the M&E;

- f. Replacement windows at ground floor and replacement of windows at ground level, Level 3, and 4;
- g. Repairs to windows including survey and details of proposed works including specification and method statement;
- h. Details of making good parts of the building that are to be the subject of removals and / or demolition including the southern wall and chimney;
- i. Details of interfaces of new partitions and raised floors with original building fabric;
- j. Details of how alterations to floors will impact on levels, thresholds and features such as doors, architraves and skirtings;
- k. Fireproofing works;
- l. Painting and repair all original windows to the Chatham Street and Piccadilly elevations;
- m. Replacement door and details of alterations at the Chatham Street and Piccadilly corner including alterations to steps and reveals and making good;
- n. Restoration of the ornate ceiling to the banking hall./ Repair of plaster ceilings and architectural detailing. Based on a full survey of the existing cornices and decorative features and detailed repair / reinstatement proposals and specifications;
- o. Retention / relocation of marble wall finishes within existing Piccadilly entrance lobby to include a full survey and method statement for the careful removal / alterations and repair including protection during the works;
- p. Any proposed structural works;
- q. Any proposed dampproofing;
- r. Secondary Glazing
- s. Details of the proposed new location, restoration and methodology for removal and refitting of stained glass windows to include a full survey and details of repairs.
- t. Formation and making good of structural openings in the party/gable wall
- u. Detailed specification for all roof works including remove and refurbishment of roof including timber and leadwork, rainwater goods, outlets, ventilation, build up if insulation is proposed. This should be based on the principle of salvage as many features / slates as possible and reuse.
- v. Samples of any proposed slates and ridges
- w. Final design of grilles
- x. Survey of and removal of redundant external fittings and making good holes and any defects such as former scaffolding fixing points, signage fixings points.

- y. Internal finishes to floors, ceiling and walls including decoration.
- z. Paint analysis to inform decoration of external and internal.
- aa. Internal fit out for all rooms including fixed furniture, kitchen, seating, bathrooms etc
- bb. Openings formed in existing floor slab
- cc. Details of slatted screens to Gore Street
- dd. Works to the roof.

All of the above shall be implemented in accordance with the approved details before the development is first occupied

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 30 August 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 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.