

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

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 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).

Location: Mindel House (10 Minshull Street) And 11 Bloom Street, Manchester, M1 3EF

Date of application: 8 July 2024

Application number: 140382/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 91 of the Town and Country Planning 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
- o BS-UG-DR-A-9000 P2 Upper Ground Floor_GAs (Received 19/11/2024)
- o BS-01-DR-A-9001 P2 First Floor_GAs (Received 19/11/2024)
- o BS-02-DR-A-9002 P2 Second Floor_GAs (Received 19/11/2024)
- o BS-03-DR-A-9003 P2 Third Floor_GAs (Received 19/11/2024)
- o BS-04-DR-A-9004 P2 Fourth Floor_GAs (Received 19/11/2024)
- o BS-05-DR-A-9005 P1 Fifth Floor_GAs (Received 08/07/2024)
- o BS-LG-DR-A-9006 P3 Lower Ground Floor_GAs (Received 19/11/2024)
- o BS-RP-DR-A-9007 P2 Roof plan - GAs (Received 25/09/2024)
- o BS-ZZ-DR-A-9010 P2 Proposed North-West Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9011 P2 Proposed North-East Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9012 P2 Proposed South- East Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9013 P2 Proposed South- West Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9014 P2 Alleyway Elevations (Received 25/09/2024)
- o BS-ZZ-DR-A-9015 P2 Section A-A' (Received 25/09/2024)
- o BS-ZZ-DR-A-9016 P2 Section B-B' (Received 25/09/2024)
- o BS-UG-DR-A-9020 P1 Upper Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
- o BS-01-DR-A-9021 P1 First Floor Demolition Plan (Completed) (Received 08/07/2024)
- o BS-02-DR-A-9022 P1 Second Floor Demolition Plan (Completed) (Received 08/07/2024)
- o BS-03-DR-A-9023 P1 Third Floor Demolition Plan (Completed) (Received 08/07/2024)
- o BS-04-DR-A-9024 P1 Fourth Floor Demolition Plan (Completed) (Received 08/07/2024)
- o BS-LG-DR-A-9025 P1 Lower Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
- o BS-RP-DR-A-9026 P1 Roof Demolition Plan (Received 08/07/2024)
- o BS-UG-DR-A-9030 P2 Upper Ground Floor Demolition Plan (Proposed) (Received 02/12/2024)
- o BS-01-DR-A-9031 P1 First Floor Demolition Plan (Proposed) (Received 08/07/2024)
- o BS-02-DR-A-9032 P1 Second Floor Demolition Plan (Proposed) (Received 08/07/2024)
- o BS-03-DR-A-9033 P1 Third Floor Demolition Plan (Proposed) (Received 08/07/2024)
- o BS-04-DR-A-9034 P1 Fourth Floor Demolition Plan (Proposed) (Received 08/07/2024)
- o BS-LG-DR-A-9035 P1 Lower Ground Floor Demolition Plan (Proposed) (Received 08/07/2024)
- o BS-RP-DR-A-9036 P1 Roof Demolition Plan (Proposed) (Received 08/07/2024)

o BS-UG-DR-A-9040 P1 08/07/2024)	Upper Ground Floor Retention Plan (Received
o BS-01-DR-A-9041 P1	First Floor Retention Plan (Received 08/07/2024)
o BS-02-DR-A-9042 P1	Second Floor Retention Plan (Received 08/07/2024)
o BS-03-DR-A-9043 P1	Third Floor Retention Plan (Received 08/07/2024)
o BS-04-DR-A-9044 P1 08/07/2024)	Fourth Floor Retention Plan (Received
o BS-LG-DR-A-9045 P1 08/07/2024)	Lower Ground Floor Retention Plan (Received
o BS-UG-DR-A-9050 P2 25/09/2024)	Upper Ground Floor Heritage Plan (Received
o BS-01-DR-A-9051 P2	First Floor Heritage Plan (Received 25/09/2024)
o BS-02-DR-A-9052 P2	Second Floor Heritage Plan (Received 25/09/2024)
o BS-03-DR-A-9053 P2	Third Floor Heritage Plan (Received 25/09/2024)
o BS-04-DR-A-9054 P2	Fourth Floor Heritage Plan (Received 25/09/2024)
o BS-LG-DR-A-9055 P2 25/09/2024)	Lower Ground Floor Heritage Plan (Received
o PW-XX-DR-A-9060 P1 08/07/2024)	Alleyway Design Intent - Plan (Received
o PW-XX-DR-A-9061 P1 (Received 08/07/2024)	Alleyway Design Intent - Lower Ground Plan
o PW-XX-DR-A-9062 P2 section (Received 25/09/2024)	Alleyway Design Intent - Bloom Street - Elevation and
o PW-XX-DR-A-9063 P1 08/07/2024)	Alleyway Design Intent - Cross Section (Received
o PW-XX-DR-A-9064 P1	Ironwork gates (Received 08/07/2024)
o BS-XX-DR-A-9070 P1 08/07/2024)	Roof sections - design intent (Received
o BS-XX-DR-A-9071 P1	Roof details 1/2 (Received 08/07/2024)
o BS-XX-DR-A-9072 P3	Roof details 2/2 (Received 25/09/2024)
o BS-ZZ-DR-A-9080 P1 08/07/2024)	Remedial works - External Elevations (Received
o BS-ZZ-DR-A-9081 P1 08/07/2024)	Remedial works - Internal Elevations (Received
o BS-ZZ-DR-A-9082 P1	Cleaning works - Plans (Received 08/07/2024)
o BS-ZZ-DR-A-9083 P1 08/07/2024)	Cleaning works - Internal elevations (Received
o BS-ZZ-DR-A-9084 P1	Cleaning works - Ceilings (Received 08/07/2024)
o BS-ZZ-DR-A-9090 P3	Lightwell floor plans (Received 18/10/2024)
o BS-XX-DR-A-9091 P4	Lightwell Elevations (Received 18/10/2024)

- o BS-UG-DR-A-9100 P1 Upper Ground Floor Existing Plan (Received 08/07/2024)
- o BS-01-DR-A-9101 P1 First Floor Existing Plan (Received 08/07/2024)
- o BS-02-DR-A-9102 P1 Second Floor Existing Plan (Received 08/07/2024)
- o BS-03-DR-A-9103 P1 Third Floor Existing Plan (Received 08/07/2024)
- o BS-04-DR-A-9104 P1 Fourth Floor Existing Plan (Received 08/07/2024)
- o BS-LG-DR-A-9105 P1 Lower Ground Floor Existing Plan (Received 08/07/2024)
- o BS-ZZ-DR-A-9110 P1 North-West Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9111 P1 North-East Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9112 P1 South- East Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9113 P1 South- West Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9114 P1 Alleyway Elevations Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9115 P1 Cross Section Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9116 P1 Long Section Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9120 P1 Main Entrance External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9121 P1 Alleyway External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9122 P1 Rear Exit External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9123 P1 Former Entrance External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9124 P1 Bloom St. External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9125 P1 Penthouse Extension (Received 08/07/2024)
- o BS-UG-DR-A-9130 P1 Upper Ground Floor_RCP (Received 08/07/2024)
- o BS-01-DR-A-9131 P1 First Floor_RCP (Received 08/07/2024)
- o BS-02-DR-A-9132 P1 Second Floor_RCP (Received 08/07/2024)
- o BS-03-DR-A-9133 P1 Third Floor_RCP (Received 08/07/2024)
- o BS-04-DR-A-9134 P1 Fourth Floor_RCP (Received 08/07/2024)
- o BS-05-DR-A-9135 P1 Fifth Floor_RCP (Received 08/07/2024)
- o BS-06-DR-A-9136 P1 Lower Ground Floor_RCP (Received 08/07/2024)
- o BS-UG-DR-A-9140 P2 Upper Ground Floor_Floor types and finishes (Received 25/09/2024)
- o BS-01-DR-A-9141 P2 First Floor_Floor types and finishes (Received 25/09/2024)
- o BS-02-DR-A-9142 P2 Second Floor_Floor types and finishes (Received 25/09/2024)

o BS-03-DR-A-9143 P2 (Received 25/09/2024)	Third Floor_Floor types and finishes (Received
o BS-04-DR-A-9144 P2 (Received 25/09/2024)	Fourth Floor_Floor types and finishes (Received
o BS-05-DR-A-9145 P2 (Received 25/09/2024)	Fifth Floor_Floor types and finishes (Received
o BS-LG-DR-A-9146 P2 (Received 25/09/2024)	Lower Ground Floor_Floor types and finishes
o BS-UG-DR-A-9150 P1 (Received 08/07/2024)	Upper Ground Floor_Internal Partitions ID Plan
o BS-01-DR-A-9151 P1 (Received 08/07/2024)	First Floor_Internal Partitions ID Plan (Received
o BS-02-DR-A-9152 P1 (Received 08/07/2024)	Second Floor_Internal Partitions ID Plan (Received
o BS-03-DR-A-9153 P1 (Received 08/07/2024)	Third Floor_Internal Partitions ID Plan (Received
o BS-04-DR-A-9154 P1 (Received 08/07/2024)	Fourth Floor_Internal Partitions ID Plan (Received
o BS-05-DR-A-9155 P1 (Received 08/07/2024)	Fifth Floor_Internal Partitions ID Plan (Received
o BS-LG-DR-A-9156 P1 (Received 08/07/2024)	Lower Ground Floor_Internal Partitions ID Plan
o BS-XX-DR-A-9157 P1	Internal Wall Types (Received 08/07/2024)
o PW-XX-DR-A-9158 P1 (Received 08/07/2024)	Bloom Street and Mindel shadow gap detail
o BS-XX-DR-A-9159 P1	Tanking detail (Received 08/07/2024)
o BS-UG-DR-A-9160 P1 (Received 08/07/2024)	Main Entrance Stair and Ramp (Received
o BS-ZZ-DR-A-9161 P1	Main staircase plans 1/2 (Received 08/07/2024)
o BS-ZZ-DR-A-9162 P1	Main staircase plans 2/2 (Received 08/07/2024)
o BS-ZZ-DR-A-9163 P1	Main staircase sections (Received 08/07/2024)
o BS-ZZ-DR-A-9164 P1	Rear staircase plans (Received 08/07/2024)
o BS-ZZ-DR-A-9165 P1	Rear staircase sections (Received 08/07/2024)
o BS-XX-DR-A-9166 P1	Core Arrangement_Plan 1/2 (Received 08/07/2024)
o BS-XX-DR-A-9167 P1 (Received 08/07/2024)	Core Arrangement_Plan 2/2 (Received
o BS-XX-SH-A-9168 P1 (Received 08/07/2024)	Core Arrangement_Sections (Received
o BS-XX-DR-A-9170 P1 (Received 08/07/2024)	Existing Windows Elevations (Received
o BS-XX-DR-A-9171 P1 (Received 08/07/2024)	Secondary and New Windows Elevations (Received
o BS-XX-SH-A-9172 P1	Existing Window schedule (Received 08/07/2024)
o BS-XX-SH-A-9173 P2 (Received 25/09/2024)	Secondary window schedule (Received

o BS-XX-SH-A-9174 P1 08/07/2024)	Proposed new window schedule (Received
o BS-05-DR-A-9175 P2	Fifth Floor Curtain Walling (Received 25/09/2024)
o BS-XX-DR-A-9176 P1	Bin Store Curtain Walling (Received 08/07/2024)
o BS-XX-DR-A-9177 P1 08/07/2024)	Window detail - LGF Richmond St. (Received
o BS-XX-DR-A-9178 P1 08/07/2024)	Window detail - LGF Bloom St. (Received
o BS-XX-DR-A-9179 P1 08/07/2024)	Window detail - UGF Richmond St. (Received
o BS-XX-DR-A-9180 P1 08/07/2024)	Window detail - UGF Bloom St. (Received
o BS-XX-DR-A-9181 P1 08/07/2024)	Window detail - 1st floor Richmond St. (Received
o BS-05-DR-A-9182 P1 08/07/2024)	Window detail - 1st floor Bloom St. (Received
o BS-XX-DR-A-9183 P1 08/07/2024)	Window detail - 2nd floor Bloom St. (Received
o BS-XX-DR-A-9184 P1 08/07/2024)	Window detail - 3rd floor Bloom St. (Received
o BS-05-DR-A-9185 P1 08/07/2024)	Window detail - 4th floor Bloom St. (Received
o BS-XX-DR-A-9186 P1	Basement Grille (Received 08/07/2024)
o BS-XX-DR-A-9190 P1	External Doors Elevations (Received 08/07/2024)
o BS-XX-SH-A-9191 P1	External Doors Schedules (Received 08/07/2024)
o MH-UG-DR-A-9000 P1	Upper Ground Floor_GAs (Received 08/07/2024)
o MH-01-DR-A-9001 P1	First Floor_GAs (Received 08/07/2024)
o MH-02-DR-A-9002 P1	Second Floor_GAs (Received 08/07/2024)
o MH-03-DR-A-9003 P1	Third Floor_GAs (Received 08/07/2024)
o MH-04-DR-A-9004 P1	Fourth Floor_GAs (Received 08/07/2024)
o MH-LG-DR-A-9005 P1	Lower Ground Floor_GAs (Received 08/07/2024)
o MH-RP-DR-A-9006 P2	Roof plan - GAs (Received 25/09/2024)
o MH-ZZ-DR-A-9010 P2 25/09/2024)	Proposed North-West Elevation (Received
o MH-ZZ-DR-A-9011 P1 08/07/2024)	Proposed North-East Elevation (Received
o MH-ZZ-DR-A-9012 P1 08/07/2024)	Proposed South- East Elevation (Received
o MH-ZZ-DR-A-9013 P2 25/09/2024)	Proposed South- West Elevation (Received
o MH-ZZ-DR-A-9014 P1	Alleyway Elevations (Received 08/07/2024)
o MH-ZZ-DR-A-9015 P1	Section A-A' (Received 08/07/2024)
o MH-ZZ-DR-A-9016 P1	Section B-B' (Received 08/07/2024)
o MH-UG-DR-A-9020 P1 (Received 08/07/2024)	Upper Ground Floor Demolition Plan (Completed)
o MH-01-DR-A-9021 P1 08/07/2024)	First Floor Demolition Plan (Completed) (Received
o MH-02-DR-A-9022 P1 (Received 08/07/2024)	Second Floor Demolition Plan (Completed)

o MH-03-DR-A-9023 P1 (Received 08/07/2024)	Third Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-04-DR-A-9024 P1 (Received 08/07/2024)	Fourth Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-LG-DR-A-9025 P1 (Received 08/07/2024)	Lower Ground Floor Demolition Plan (Completed)
o MH-RP-DR-A-9026 P1	Roof Demolition Plan (Received 08/07/2024)
o MH-UG-DR-A-9030 P2 (Received 25/09/2024)	Upper Ground Floor Demolition Plan (Proposed)
o MH-01-DR-A-9031 P2 (Received 25/09/2024)	First Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-02-DR-A-9032 P2 (Received 25/09/2024)	Second Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-03-DR-A-9033 P2 (Received 25/09/2024)	Third Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-04-DR-A-9034 P1 (Received 08/07/2024)	Fourth Floor Demolition Plan (Proposed) (Received 08/07/2024)
o MH-LG-DR-A-9035 P1 (Received 08/07/2024)	Lower Ground Floor Demolition Plan (Proposed)
o MH-RP-DR-A-9036 P1 (Received 08/07/2024)	Roof Demolition Plan (Proposed) (Received 08/07/2024)
o MH-UG-DR-A-9040 P1 (Received 08/07/2024)	Upper Ground Floor Retention Plan (Received 08/07/2024)
o MH-01-DR-A-9041 P1	First Floor Retention Plan (Received 08/07/2024)
o MH-02-DR-A-9042 P1 (Received 08/07/2024)	Second Floor Retention Plan (Received 08/07/2024)
o MH-03-DR-A-9043 P1	Third Floor Retention Plan (Received 08/07/2024)
o MH-04-DR-A-9044 P1 (Received 08/07/2024)	Fourth Floor Retention Plan (Received 08/07/2024)
o MH-LG-DR-A-9045 P1 (Received 08/07/2024)	Lower Ground Floor Retention Plan (Received 08/07/2024)
o MH-RP-DR-A-9046 P1	Roof Retention Plan (Received 08/07/2024)
o MH-UG-DR-A-9050 P1 (Received 08/07/2024)	Upper Ground Floor Heritage Plan (Received 08/07/2024)
o MH-01-DR-A-9051 P1	First Floor Heritage Plan (Received 08/07/2024)
o MH-02-DR-A-9052 P1	Second Floor Heritage Plan (Received 08/07/2024)
o MH-03-DR-A-9053 P1	Third Floor Heritage Plan (Received 08/07/2024)
o MH-04-DR-A-9054 P1	Fourth Floor Heritage Plan (Received 08/07/2024)
o MH-LG-DR-A-9055 P1 (Received 08/07/2024)	Lower Ground Floor Heritage Plan (Received 08/07/2024)
o PW-XX-DR-A-9060 P1 and section (Received 08/07/2024)	Alleyway Design Intent - Mindel House - Elevation
o MH-XX-DR-A-9070 P2 (Received 25/09/2024)	Roof sections - design intent (Received 25/09/2024)
o MH-XX-DR-A-9071 P3	Roof details 1/2 (Received 25/09/2024)
o MH-XX-DR-A-9072 P1	Roof details 2/2 (Received 08/07/2024)

o MH-ZZ-DR-A-9080 P1 08/07/2024)	Remedial works - External Elevations (Received
o MH-ZZ-DR-A-9081 P1 08/07/2024)	Remedial works - Internal Elevations (Received
o MH-ZZ-DR-A-9082 P1	Cleaning works - Plans (Received 08/07/2024)
o MH-ZZ-DR-A-9083 P1 08/07/2024)	Cleaning works - Internal elevations (Received
o MH-ZZ-DR-A-9084 P1	Cleaning works - Ceilings (Received 08/07/2024)
o MH-UG-DR-A-9100 P1 08/07/2024)	Upper Ground Floor Existing Plan (Received
o MH-01-DR-A-9101 P1	First Floor Existing Plan (Received 08/07/2024)
o MH-02-DR-A-9102 P1	Second Floor Existing Plan (Received 08/07/2024)
o MH-03-DR-A-9103 P1	Third Floor Existing Plan (Received 08/07/2024)
o MH-04-DR-A-9104 P1	Fourth Floor Existing Plan (Received 08/07/2024)
o MH-LG-DR-A-9105 P1 08/07/2024)	Lower Ground Floor Existing Plan (Received
o MH-ZZ-DR-A-9110 P1	North-West Elevation Existing (Received 08/07/2024)
o MH-ZZ-DR-A-9111 P1	North-East Elevation Existing (Received 08/07/2024)
o MH-ZZ-DR-A-9112 P1 08/07/2024)	South- East Elevation Existing (Received
o MH-ZZ-DR-A-9113 P1 08/07/2024)	South- West Elevation Existing (Received
o MH-ZZ-DR-A-9115 P1	Cross Section Existing (Received 08/07/2024)
o MH-ZZ-DR-A-9116 P1	Long Section Existing (Received 08/07/2024)
o MH-ZZ-DR-A-9120 P1 08/07/2024)	Main Entrance External Wall (Received
o MH-ZZ-DR-A-9121 P1	Minshull St External Wall (Received 08/07/2024)
o MH-ZZ-DR-A-9122 P1 08/07/2024)	Richmond St. External Wall (Received
o MH-ZZ-DR-A-9123 P1	Bloom St. External Wall (Received 08/07/2024)
o MH-UG-DR-A-9130 P1	Upper Ground Floor_RCP (Received 08/07/2024)
o MH-01-DR-A-9131 P1	First Floor_RCP (Received 08/07/2024)
o MH-02-DR-A-9132 P1	Second Floor_RCP (Received 08/07/2024)
o MH-03-DR-A-9133 P1	Third Floor_RCP (Received 08/07/2024)
o MH-04-DR-A-9134 P1	Fourth Floor_RCP (Received 08/07/2024)
o MH-06-DR-A-9135 P2	Lower Ground Floor_RCP (Received 25/09/2024)
o MH-06-DR-A-9136 P1	Ceiling type details (Received 08/07/2024)
o MH-UG-DR-A-9140 P2 (Received 25/09/2024)	Upper Ground Floor_Floor types and finishes

o MH-01-DR-A-9141 P2 (Received 25/09/2024)	First Floor_Floor types and finishes (Received
o MH-02-DR-A-9142 P2 (Received 25/09/2024)	Second Floor_Floor types and finishes (Received
o MH-03-DR-A-9143 P2 (Received 25/09/2024)	Third Floor_Floor types and finishes (Received
o MH-04-DR-A-9144 P2 (Received 25/09/2024)	Fourth Floor_Floor types and finishes (Received
o MH-LG-DR-A-9145 P2 (Received 25/09/2024)	Lower Ground Floor_Floor types and finishes
o MH-UG-DR-A-9150 P1 (Received 08/07/2024)	Upper Ground Floor_Internal Partitions ID Plan
o MH-01-DR-A-9151 P1 (Received 08/07/2024)	First Floor_Internal Partitions ID Plan (Received
o MH-02-DR-A-9152 P1 (Received 08/07/2024)	Second Floor_Internal Partitions ID Plan (Received
o MH-03-DR-A-9153 P1 (Received 08/07/2024)	Third Floor_Internal Partitions ID Plan (Received
o MH-04-DR-A-9154 P1 (Received 08/07/2024)	Fourth Floor_Internal Partitions ID Plan (Received
o MH-LG-DR-A-9155 P1 (Received 08/07/2024)	Lower Ground Floor_Internal Partitions ID Plan
o PW-XX-DR-A-9156 P1	Floor details (Received 08/07/2024)
o MH-UG-DR-A-9160 P1	Main Entrance Stair (Received 08/07/2024)
o MH-ZZ-DR-A-9161 P1	Main staircase plans (Received 08/07/2024)
o MH-ZZ-DR-A-9162 P1	Main staircase sections (Received 08/07/2024)
o MH-ZZ-DR-A-9163 P1	Rear staircase enclosure 1/2 (Received 08/07/2024)
o MH-ZZ-DR-A-9164 P1 (Received 08/07/2024)	Rear staircase enclosure 2/2 (Received
o MH-ZZ-DR-A-9165 P1	Rear staircase sections (Received 08/07/2024)
o MH-XX-DR-A-9166 P1	Core Arrangement_Plan 1/2 (Received 08/07/2024)
o MH-XX-DR-A-9167 P1 (Received 08/07/2024)	Core Arrangement_Plan 2/2 (Received
o MH-XX-SH-A-9168 P1	Core Arrangement_Sections (Received 08/07/2024)
o MH-XX-DR-A-9170 P1 (Received 08/07/2024)	Existing Windows Elevations (Received
o MH-XX-DR-A-9171 P1 (Received 08/07/2024)	Secondary and New Windows Elevations (Received
o MHXX-SH-A-9172 P1	Existing Window schedule. (Received 08/07/2024)
o MH-XX-SH-A-9173 P2 (Received 25/09/2024)	Secondary window schedule (Received
o MH-XX-SH-A-9174 P1 (Received 08/07/2024)	Proposed new window schedule (Received
o MH-05-DR-A-9175 P1 (Received 08/07/2024)	Window detail - LGF Window tanking (Received
o MH-XX-DR-A-9176 P1 (Received 08/07/2024)	Window detail - UGF New lime plaster window

- o MH-XX-DR-A-9177 P1 Window detail - UGF Typical timber panel window (Received 08/07/2024)
- o MH-XX-DR-A-9178 P1 Window detail - 1st floor Typical timber panel window (Received 08/07/2024)
- o MH-XX-DR-A-9179 P1 Window detail - 1st floor Typical timber panel window 2 (Received 08/07/2024)
- o MH-XX-DR-A-9180 P1 Window detail - 2nd & 3rd floor Typical timber panel window 1 (Received 08/07/2024)
- o MH-XX-DR-A-9181 P1 Window detail - 2nd & 3rd floor Typical timber panel window 2 (Received 08/07/2024)
- o MH-XX-DR-A-9182 P1 Window detail - 4th floor typical exposed window (Received 08/07/2024)
- o MH-XX-DR-A-9190 P1 External Doors Elevations (Received 08/07/2024)

- o MH-XX-SH-A-9191 P1 External Doors Schedules (Received 08/07/2024)

- o 3 x CGI visuals (Received 25/09/2024)
- o 24006-HAK-BS-XX-SH-M-57001 P02 Extract Grille Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57002 P02 Supply Grille Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57003 P02 MVHR Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57004 P04 Attenuator Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57005 P02 Louvre Schedule (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-52001 P02 Drainage Layout - Level B1 (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-52001 P02 Drainage Layout - Level 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-52001 P02 Drainage Layout - Level 01 (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-52001 P02 Drainage Layout - Level 02 (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-52001 P02 Drainage Layout - Level 03 (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-52001 P02 Drainage Layout - Level 04 (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-M-52001 P02 Drainage Layout - Level 05 (Received 02/12/2024)
- o 24006-HAK-BS-B2-DR-M-53001 P03 Domestic Water Layout - Level B2 (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-53001 P02 Domestic Water Layout - Level B1 (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-53001 P02 Domestic Water Layout - Level 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-53001 P02 Domestic Water Layout - Level 01 (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-53001 P02 Domestic Water Layout - Level 02 (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-53001 P02 Domestic Water Layout - Level 03 (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-53001 P02 Domestic Water Layout - Level 04 (Received 02/12/2024)

o 24006-HAK-BS-05-DR-M-53001 P02 (Received 02/12/2024)	Domestic Water Layout - Level 05
o 24006-HAK-BS-B1-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-57001 P05 (Received 02/12/2024)	Ventilation Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-57002 P04 (Received 02/12/2024)	Ventilation Isometric Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-ZZ-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Sections & 3D (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 01 (Received 02/12/2024)

o 24006-HAK-BS-02-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 02
o 24006-HAK-BS-03-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 03
o 24006-HAK-BS-04-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 04
o 24006-HAK-BS-05-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 05
o 24006-HAK-BS-B1-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Basement
o 24006-HAK-BS-00-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Ground Floor
o 24006-HAK-BS-01-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - First Floor
o 24006-HAK-BS-02-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Second Floor
o 24006-HAK-BS-03-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Third Floor
o 24006-HAK-BS-04-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Fourth Floor
o 24006-HAK-BS-05-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Fifth Floor
o 24006-HAK-BS-B1-DR-E-62001 P04 Basement (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-00-DR-E-62001 P04 Ground Floor (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-01-DR-E-62001 P04 First Floor (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-02-DR-E-62001 P04 Second (Received 02/12/2024)Floor	Small Power, Data & Security Layout -
o 24006-HAK-BS-03-DR-E-62001 P04 Third Floor (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-04-DR-E-62001 P04 Fourth Floor (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-05-DR-E-62001 P04 Fifth Floor (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-B1-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Basement (Received
o 24006-HAK-BS-00-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Ground Floor
o 24006-HAK-BS-01-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - First Floor (Received
o 24006-HAK-BS-02-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Second Floor
o 24006-HAK-BS-03-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Third Floor (Received
o 24006-HAK-BS-04-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Fourth Floor (Received
o 24006-HAK-BS-05-DR-E-63001 P02 (Received 02/12/2024)	Lighting Layout - Fifth Floor (Received
o 24006-HAK-BS-B1-DR-E-68001 P04 (Received 02/12/2024)	Fire Alarm Layout - Basement
o 24006-HAK-BS-00-DR-E-68001 P04 (Received 02/12/2024)	Fire Alarm Layout - Ground Floor

- o 24006-HAK-BS-01-DR-E-68001 P04 Fire Alarm Layout - First Floor
(Received 02/12/2024)
- o 24006-HAK-BS-02-DR-E-68001 P04 Fire Alarm Layout - Second Floor
(Received 02/12/2024)
- o 24006-HAK-BS-03-DR-E-68001 P04 Fire Alarm Layout - Third Floor
(Received 02/12/2024)
- o 24006-HAK-BS-04-DR-E-68001 P04 Fire Alarm Layout - Fourth Floor
(Received 02/12/2024)
- o 24006-HAK-BS-05-DR-E-68001 P04 Fire Alarm Layout - Fifth Floor
(Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-59301 P03 SMOKE EXTRACT LAYOUT LEVEL 00
(Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 01
(Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 02
(Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 03
(Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 04
(Received 02/12/2024)
- o 24006-HAK-BS-05-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 05
(Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-59301 P03 SMOKE EXTRACT LAYOUT LEVEL B1
(Received 02/12/2024)
- o 24006-HAK-MH-00-DR-M-57001 Revision P02: Ventilation Layout Level 00
- o 24006-HAK-MH-01-DR-M-57001 Revision P02: Ventilation Layout Level 01
- o 24006-HAK-MH-02-DR-M-51001 Revision P02: Ventilation Layout Level 02
- o 24006-HAK-MH-03-DR-M-57001 Revision P02: Ventilation Layout Level 03
- o 24006-HAK-MH-04-DR-M-57001 Revision P02: Ventilation Layout Level 04
- o 24006-HAK-MH-B1-DR-M-57001 Revision P02: Ventilation Layout Level B1
- o 24006-HAK-ZZ-ZZ-DR-M-57001 Revision P02: Ventilation Typical Sections

Documents

- o 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)

3) Prior to the commencement of any works in relation to the implementation of the roof extension hereby approved, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii);
- ii. drawings to illustrate details of full sized sample panels that will be produced; and
- iii. production and approval of full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development of that phase shall be carried out in accordance with the approved details.

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.

4) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police (Dated 19/01/2018), stamped as received by the City Council as Local Planning Authority on 14/03/2018, and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

5) a) Prior to the commencement of any works in relation to acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads, a scheme for said works shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to the first occupation of the development, a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted to and agreed in writing by the City Council as local planning authority. Prior to occupation any noncompliance shall be suitably mitigated in accordance with an agreed scheme. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

6) (a) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the residential development shall be submitted to and approved in writing by the City Council as local planning authority.

Ancillary equipment associated with the residential development shall be selected and/or acoustically treated so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location shall be submitted to and approved by the City Council as local planning authority. Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the first occupation of the development, a verification report will be required to be submitted for approval in writing by the City Council, as Local Planning Authority, to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. The approved scheme shall remain operational thereafter.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents and surrounding noise sensitive uses from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) The approved waste management scheme, as shown on drawing number 24006-HFR-BS-UG-DR-A-9000 Rev P01 (Received 08/07/2024), shall be implemented as part of the development and be made available for use by both residents within Mindel House and 11 Bloom Street. The approved scheme shall then remain in situ for as long as the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) The measures within the Air Quality Assessment prepared by Redmore Environmental Reference: 4247 r1, dated 19th March 2021 and stamped as received by the City Council on 19/04/2021 (Approved under application CDN/21/0316), shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution in accordance with Core Strategy Policy EN16.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people or 2 couples sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1

and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

11) The construction of the development hereby approved shall comply fully and only with the information within the Construction & Methodology Statement Revision F, prepared by Russell WBHO, dated & stamped as received by the City Council as Local Planning Authority on 02/09/2024 for the duration of the construction phase of the development.

Reason - In the interest of pedestrian and highway safety, and to ensure that construction works are not prejudicial or a nuisance to adjacent dwellings and properties pursuant to policy DM1 of the Core Strategy.

12) Notwithstanding the details as set out in condition 2, no works shall commence in relation to each of the following items until the final details (including where appropriate specification, method statement and material sample) of that element of the approved development has been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Detailed design of all new external doors and entrance surrounds
- (b) Details of the smoke shaft
- (c) Details of ventilation louvres and grilles to external elevations
- (d) Detailed design of the surface treatment to the alleyway area between the buildings
- (e) Detailed design of gates to alleyway area to Bloom Street and Richmond Street
- (f) Details of treatment of the alleyway loading slot area of Mindel House, including doors, railings, goods lift and spandrel panels
- (g) Material samples and specifications for the new alleyway entrance/lift to Mindel House

- (h) Details of any new materials to the loading slot area and lift shaft of Mindel House.
- (i) Detailed design of dry riser information plaques to Mindel House and 11 Bloom Street
- (j) Detailed design of collapsible handrail to the roof of 11 Bloom Street
- (k) Detailed design of all new window guards and any other associated works to both Mindel House and 11 Bloom Street
- (l) Detailed design of all new windows to both Mindel House and 11 Bloom Street
- (m) Detailed design of curtain walling to bin store to Bloom Street elevation of 11 Bloom Street
- (n) Detailed design of 11 Bloom Street's alleyway infill side extension, including brick type, roof light, external doors, main entrance surrounds and stairs.
- (o) Details of new apartment windows to rear staircase
- (p) Final details of material finish and maintenance of lightwell and lightwell windows

The approved details shall then be carried out as part of the development and be in place prior to its first occupation.

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 , as well as to secure a high level of amenity for future occupiers in accordance with policies EN3 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

13) The scheme of highway works, and details of footpaths reinstatement as detailed within Highways Technical Note 01 prepared by Axis referenced Ref: 2987-01-HTN01 and shown on the drawing referenced 2987-01-D01, both received by the City Council as local planning authority on 19 April 2021 and approved under application number CDN/21/0316, shall be fully implemented to the City Council's specification and be in place prior to the first occupation of the development hereby approved.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (issue no. 2) prepared by Hulley & Kirkwood (Received 08/07/2024). A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, policy JP-S2 of

Places for Everyone, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework'.

15) Travel Plan The development hereby approved shall be carried out in accordance with the Framework Travel Plan, prepared by SCP, dated January 2018, received by the City Council, as Local Planning Authority, on the 14/03/2018.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first occupation of the development hereby approved the cycle parking provision, totalling 56no cycle parking spaces, as detailed on drawing number 24006-HFR-BS-LG-DR-A-9006 Rev P02 (Received 25/09/2024) shall be installed, made available for use for both residents within Mindel House and 11 Bloom Street, and thereafter shall be retained and maintained for the lifetime of the development.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

17) Prior to the occupation of the development hereby approved, details of the provision of nesting opportunities for birds or roosting opportunities for bats on the refurbished building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason: With regards to biodiversity enhancement, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

18) An assessment of the impact of the development on television signal reception within the potential impact area identified in the TV Reception Survey Report shall be submitted within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The assessment shall identify such measures necessary to

maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy 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: 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.