MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

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

Listed Building Consent

Applicant

Mr Simon Channell
Xaverian College
Lower Park Road
Manchester
M14 5RB

Agent (if used)

Mr Keaton Joyce
Drees & Sommer UK Ltd
Jackson House
Sibson Road
Sale
M33 7RR

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the replacement of roof coverings including slates, ridge tiles, battens, 3 no. rooflights, roof hatch, felt and all leadwork. Repairs to: roof structure including central sunken valley, chimneys, chimney pots, parapet walls, rain water goods, apex roof finial details, addition of 2no. harmer outlets. Together with the installation of a steel gantry system to the sunken roof valleys to allow for maintenance, and a new roof hatch. Internal works comprising: making good of timber door casings; replacement of existing box gutters; installation of an additional 2 no. box gutters; repairs to floor timbers, and replacement timber lintels; installation of insulation to ceiling, the making good of all internal ceilings and wall decorations

Location: Marylands Xaverian College, Lower Park Road, Manchester, M14 5RB

Date of application: 12 July 2024

Application number: 140502/LO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 documents:

'Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building', numbered 'PP-13218244', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Roof 'F'. Splice Repair Detail to Defective Timber Valley Member', numbered 'A3/06 REVISION A', stamped as received by the City Council as Local Planning Authority on the 15th October 2024.
'Xaverian College. Maryland Building Roof Refurbishment. Structural Inspection Report', stamped as received by the City Council as Local Planning Authority on the 3rd October 2024.
'Appendix 'A'. Xaverian College. Maryland Building Roof Refurbishment. Structural Inspection Record Photographs', stamped as received by the City Council as Local Planning Authority on the 3rd October 2024
'Appendix 'B'. Xaverian College. Maryland Building Roof Refurbishment. Existing Roof & 2nd Floor Plans', stamped as received by the City Council as Local Planning Authority on the 3rd October 2024.
'Xaverian College - Marylands: Timber condition survey', stamped as received by the City Council as Local Planning Authority on the 3rd October 2024.
'Proposed Exit Detail Location', numbered '24338.022', stamped as received by the City Council as Local Planning Authority on the 24th September 2024.
'Roll, Twinroll and Rollbatt: Thermal and acoustic solutions for roof and loft spaces', stamped as received by the City Council as Local Planning Authority on the 24th September 2024.
'Proposed Internal Gutters', numbered '24338.023', stamped as received by the City Council as Local Planning Authority on the 24th September 2024.
'Corridor 'C21' Replacement of Existing Defective Lintels', numbered 'A3/03', stamped as received by the City Council as Local Planning Authority on the 18th September 2024.
'Room 'E25' Valley Beam Strengthening Detail', numbered 'A3/02', stamped as received by the City Council as Local Planning Authority on the 18th September 2024.
'Room 'E25' Valley Beam Repair', numbered 'A3/01', stamped as received by the City Council as Local Planning Authority on the 18th September 2024.
'Typical Splice Repair Detail to Defective Timber Rafter Members', numbered 'A3/05', stamped as received by the City Council as Local Planning Authority on the 18th September 2024.
'Room 'E25' Trimming Details to New Roof Hatches', numbered 'A3/04', stamped as received by the City Council as Local Planning Authority on the 18th September 2024.
' XAVERIAN COLLEGE MARYLAND BUILDING ROOFING REPORT', stamped as received by the City Council as Local Planning Authority on the 30th August 2024.
'Single leaf roof scuttle. Type S-50VMTB', numbered 'SS-15786 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Dreadnought tiles', product brochure, stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Rooflight schedule', numbered '24338.022', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed roof access, numbered '24338.020', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.

'Central valley rainwater goods', numbered '24338.019', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed internal works', numbered '24338.018', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works. Elevation 7', numbered '24338.017', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Propsoed works. Elevation 6', numbered '24338.016 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works. Elevation 5', numbered '24338.015 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works. Elevation 4', numbered '24338.014 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works. Elevation 3', numbered '24338.013 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works. Elevation 2', numbered '24338.012 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works. Elevation 1', numbered '24338.011 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Proposed works', numbered '24338.010 REVISION A', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Heritage Statement. Maryland Roof Refurbishment. Xaverian College', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.
'Design & Access Statement. Roof Refurbishment Works. Xaverian College', stamped as received by the City Council as Local Planning Authority on the 12th July 2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of repair and reinstatement works to lath and plaster, full and final details, including a method statement, product specification and/or samples of the repair and reinstatement works to lath, and plaster shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

4) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of the relevant section of work, samples of any proposed new slates and ridge tiles shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

5) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of the relevant section of work, full and final details of the replacement lintels, joinery reinstatement works and any associated repairs to historic fabric, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This should include a complete cross-section of the works.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

6) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of the relevant section of work, full and final details of the new internal gutters, alterations and repairs to historic fabric shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This should include information of any new penetrations.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

7) Within one month of uncovering the roof timbers, confirmation of the scope and detail of any structural repairs and replacement works to roof timbers shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

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: 25 October 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.