

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

Biz Assets Ltd
2nd Floor Fairbank House
27 Ashley Road
Altrincham
WA14 2DP

Agent (if used)

Andrew Burns
Atelier MB
Suite 2A Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Internal and external alterations associated with change of use of ground floor and basement and refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, secondary glazing, fire lobbies to each floor, new passenger lifts, plant deck to the roof and the reveal and repair of the existing shop frontage to Mosley St.

Location: 77-79 Mosley Street, Manchester, M2 3LQ

Date of application: 2 July 2024

Application number: 139184/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 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 th

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:

(a) Site Location Plans 1995 E(900) and E(901)

(b) Dwgs 1995 P(100) Rev M, P(101) Rev E, P(107) Rev D, P(108), P(110) Rev N, P(111) Rev F, P(117) Rev E, P(118) Rev A, P(120) Rev O, P(121) Rev E, P(127) Rev E, P(128) Rev B, P(130) Rev N, P(131) Rev E, P(137) Rev E, P(138) Rev A, P(140) Rev O, P(141) Rev D, P(147) Rev E, P(148) Rev A, P(150) Rev J, P(151) Rev E, P(152) Rev A, P(180) Rev A and P(181) Rev A;

(c) Dwgs 1995 P(200) REV G, P(201) REV D, P(203), P(210) REV F, P(211) REV D, P(213), P(220) REV F, P(221) REV B, P(223), P(230) P(231), P(240), P(241) P(300) REV C, P(301) REV B, P(311) REV B, P(320) REV C, P(321) REV D, P(330) REV E, P(331) REV A, P(340) REV F, P(341) REV B, P(350) REV A, P(351) REV A, P(360) REV A, P(361) REV A, P(370), P(371), P(380), P(400) REV C, P(410) REV C, P(411), P(402), P(403) P(404), P(405), P(406), P(407), P(420), P(421), P(422), P(424) and P(425);

(d) INTERIOR FABRIC TREATMENT SCHEDULE by Atelier. MB; and

(e) ENVELOPE REPAIR SCHEDULE by Atelier. MB

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC7, CC9, CC10, T1, T2 and DM 1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1.

3) Prior to any strip out works to the ground floor frontages comments details of a watching brief for the strip out / removal of the non original elements at ground floor level including shopfronts shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

4) (a) Prior to commencement of development a schedule of materials to be used on all internal and external elevations (including the film to windows) (other than those specified in condition 5) and timescales for for submission shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(b) Details of each material shall then be submitted for approval in accordance with the approved schedule and timescales

(c) The approved details shall then be implemented in accordance with the approved details prior to occupation.

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.

5) Prior to the commencement of works relation to each of (a) and (b) below details the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Final detail of the proposed flues within the lightwell;

(b) hand sample and drawn detail of a sample panel of the cladding materials to the lift area with details of fixings, interfaces with lightwell and existing building fabric.

(c) Prior to installation of the cladding the sample panel approved in (b) will be constructed and approved in writing by the City Council as Local Planning Authority

The development of (a) and (b) shall be carried out in accordance with the approved details.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) Before development commences, a full photographic record of the building internally and externally before and after any strip out / demolition works) including the roof and ornate staircase and all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items 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) Final detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building not covered separately by condition requirements below, to include making good to roof, works to stonework, plasterwork, repointing
prepared by a conservation specification, schedule of works and sign off of samples on site prior to full works commencing;

b) Reinstatement works to original shopfronts;

c) Interface of partition to reception area and retained shopfront;

d) A methodology for the taking down, capping off and making good of the chimney;

- e) Fit out works to reception area;
- f) Final details of the roof lantern within the lightwell including details of glazing system and ornate capping;
- g) Works to the lightwell including: cleaning, repairs, making good where fabric is to be removed;
- h) Details of all secondary glazing;
- i) Details of all works to original doors including modifications;
- j) Details of vents to WC's within brickwork including appearance and final locations;
- k) Works to basement windows and pavement lights to Princess Street and final design details;
- l) Final details of the recreated staircase and partitioning associated with the retained staircase between the 2nd and 3rd floor and works to make good following removal;
- m) Details of how the existing staircase will be dismantled and stored for reuse;
- n) A strategy for the location and detailing of all building services along with the detailed design including plumbing, lighting internal and external telecommunications, fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment);
- o) Details of making good parts of the building that are to be the subject of removals and / or demolition;
- p) Details of interfaces of new partitions and raised floors with original building fabric;
- q) Details of how alterations to floors will impact on levels, thresholds and features such as doors, architraves and skirtings;
- r) Fireproofing works;
- s) A schedule of paintwork and finishes informed by paint analysis;
- t) Formation and making good of structural openings;

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.

8) Notwithstanding the details as set out in condition 2 prior to installation of any M&E equipment the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) The M&E to the common building areas (reception, circulation corridors, toilets);
- (b) A Final strategy for the fit out of (i) the Offices at floor 1-3 and (ii) the ground floor and basement commercial units (A, B, C and D)

The approved details for (a) shall be implemented in accordance with the approved details before the development is first occupied.

In respect of (b) for the avoidance of doubt the final details of the M&E for each of (i) and (ii) shall be submitted as part of the tenant fit out which should be the subject of separate applications for Listed Building Consent.

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: 18 September 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.