

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

Approval of details reserved by condition

Applicant

Salboy Liverpool Road Ltd
C/o Agent

Agent (if used)

Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Masonry), 9 (Rainwater Goods), 18 (Ceilings), 24 (Plaster Work) and 25 (Elevation 123 Liverpool Road) attached to Listed Building Consent 137547/LO/2023.

Location: 123-125 Liverpool Road, Manchester, M3 4JN

Date of application: 17 May 2024

Application number: CDN/24/0414

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 4 Masonry

The following information has been submitted in respect of this planning condition:

- IMG_1841.JPEG, Condition 4. External Masonry SLHA heritage methodology.pdf, Liverpool Rd - LBC Condition 4 -Cleaning Masonry 2.0.pdf, 1073-TGA-XX-ZZ-DR-A-95050-P03-North Elevation Proposed.pdf, Appendix C - Use of general hand held tools Rev3.pdf, Appendix C - Liverpool Road DOMIS Rev.2_.pdf, Appendix B - Hot-Lime-MethodStatement.pdf, Appendix A - Lime-PointingGuide-Sheet.pdf, Listed Building Methodology.pdf, Appendix E - Risk Assessment (Pressure Washer).pdf, Appendix D - Liverpool road - Facade Treatment.pdf and Method Statement and Specification received by the City Council, as Local Planning Authority, on the 17 May 2024

The above information has been considered and is acceptable. The masonry repairs shall be carried out in accordance with the above information.

Condition 4 is now formally discharged.

Condition 9 Rainwater Goods

The following information has been submitted in respect of this planning condition:

- RWG Sample 3.jpg, RWG Sample 2.jpg, RWG Sample 1.jpg, P1824-NOV-XX-03-DR-M-5201-P01.pdf, alumasc-cast-iron-rainwatertechnical-brochure-0023.pdf, Condition 9. Rainwater goods SLHA heritage methodology.pdf, Liverpool Road DOMIS Install of Cast Iron RWG.pdf, Rainwater-76-Moulded Gutter.pdf and Liverpool Road - LBC Condition 9 - Rainwater Goods.pdf received by the City Council, as Local Planning Authority, on the 17 May 2024

The above information has been considered and is acceptable. The rainwater goods shall be carried out in accordance with the above information.

Condition 9 is now formally discharged.

Condition 18 Ceilings

The following information has been submitted in respect of this planning condition:

- RE_Liverpool Road- Plasterwork discharge of condition.msg, 1073-TGA-XX-ZZ-DR-A-95095-P01 CT-01 Revised Proposal.pdf, 1073-TGA-XX-ZZ-DR-A-95090-P01 Ceiling Types.pdf, 1073-TGA-XX-02-DR-A-95094-P02 Proposed RCP - Level 02.pdf, 1073-TGA-XX-01-DR-A-95093-P02 Proposed RCP - Level 01.pdf, 1073-TGA-XX-00-DR-A-95092-P02 Proposed RCP - Level 00.pdf, 0025_SP_XX_XX_DR_A_4500.pdf, Condition 18. Ceilings and Cornice. SLHA heritage methodology.pdf received by the City Council, as Local Planning Authority, on the 17 May 2024

The above information has been considered and is acceptable. The ceilings shall be carried out in accordance with the above information.

Condition 18 is now formally discharged.

Condition 24 Plaster work

The following information has been submitted in respect of this planning condition:

-Condition 24 reinstatement of lime plaster. SLHA heritage methodology.pdf, Liverpool Road - LBC Condition 24 - Lime Plaster.pdf, Listed Building Methodology.pdf, Email.pdf, Appendix C - Liverpool Road Plaster.pdf, Appendix B - Lime Insulation Guide Sheet.pdf, 2023.11.09. 123 125 Liverpool Road - Plaster Repair Survey and Methodology. SLHA - REV A.pdf received by the City Council, as Local Planning Authority, on the 17 May 2024

The above information has been considered and is acceptable. The plaster work shall be carried out in accordance with the above information.

Condition 24 is now formally discharged.

Condition 25 Elevation Liverpool Road

The following information has been submitted in respect of this planning condition:

- Liverpool Rd - LBC Condition 25 -123 Elevation.pdf, Condition 25 - 123 Elevation, SLHA heritage methodology1.pdf, Appendix E - Risk Assessment (Pressure Washer).pdf, Appendix D - Liverpool road -Facade Treatment.pdf, Appendix C - Use of general hand held tools Rev3.pdf, Appendix C - Liverpool Road DOMIS Rev.2_.pdf, Appendix B - Hot-Lime-MethodStatement.pdf, Appendix A - Lime-PointingGuide-Sheet.pdf, 1073-TGA-XX-ZZ-DR-A-95050-P03-North Elevation Proposed.pdf,

IMG_6634 - Sample Panel B.jpeg and IMG_6633 - Sample Panel A.jpeg received by the City Council, as Local Planning Authority, on the 17 May 2024

The above information has been considered and is acceptable. The elevation to Liverpool Road shall be carried out in accordance with the above information.

Condition 25 is now formally discharged.

Date: 19 June 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 his 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.