

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Lockwood

Company Name

The University of Manchester

Address

Address line 1

148-158 John Rylands Library Deansgate

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M3 3EH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Rory

Surname

Chisholm

Company Name

Donald Insall Associates Ltd

Address

Address line 1

Ducie House

Address line 2

37 Ducie Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 2JW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: External and internal alterations to existing building include lighting, power, data routes/cables, air conditioning, new openings, new partitions and screens, upgraded entrance lobby, new level access routes, upgraded exhibition spaces, secondary glazing, audio/visual, and works to plant compound.

Reference number

137421/LO/2023

Date of decision (date must be pre-application submission)

06/02/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

This application follows a meeting with MCC (Paula Burbicka and Angela Leckie) and Donald Insall Associates on 12th April 2024. In this meeting MCC noted that the wording of Condition 3 in application 137421/LO/2023 was incorrect, as it should have referred to works in the historic cellars only and not include the more general pre-start wording 'no development works shall take place until...'.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

It was discussed with MCC that the condition should be re-worded, noting that 'no works to amend or intervene with the historic cellar walls could take place until' (or similar phrasing), rather than the currently worded pre-start phrase.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

MCC John Rylands site visit - 23.05.2023

Date (must be pre-application submission)

23/05/2023

Details of the pre-application advice received

Multiple consultations were undertaken with MCC, The Victorian Society, and Historic England, at various stages of the design process prior to the advice received from MCC on 23rd May 2023.

Stage 1-3 consultations:

- MCC (Paul Mason and Paula Burbicka), Stage 2 consultation, 12th August 2022.
- The Victorian Society, Stage 2 consultation , 3rd September 2022.
- Historic England, Stage 2 consultation, 6th October 2022.
- Historic England, Stage 3 consultation, 21st April 2023.
- The Victorian Society, Stage 3 consultation , 2nd May 2023.
- MCC (Anthony Mitchell and Paula Burbicka), Stage 3 consultation, 23rd May 2023

Various advisory comments were issued by MCC during the above consultations regarding the design of the Next Chapter project. Regarding matters concerned with this specific condition (cellar works) MCC advised that the principle of the works to the cellar, including the works to form a new opening into the cellar from the modern ground floor, were acceptable in principle. It was noted however that further detail would be needed for these works, including input by an archaeologist.

Following the above advice, further meetings with MCC have taken place to discuss these items, as listed below:

Stage 4+5 meetings:

- MCC (Paul Mason), 30th January 2024.
- MCC (Paula Burbicka and Angela Leckie), 12th April 2024.

In the first of these meetings it was agreed that works could start (including site setup, enabling works, soft strip out and strip out of the modern areas) ahead of permissions being granted; this was due to the late issue of a Decision Notice by MCC, and the need to commence the construction programme to avoid delays.

In the second of these meetings, MCC acknowledged that condition 3 of 137421/LO/2023 should have referred to works in the historic cellar only, and should not have been written as a pre-start condition for the full project. This is the reason for this application to amend the wording of condition 3.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Rory

Chisholm

15/04/2024

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

Signed

Katie Harries

Date

16/04/2024