

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

Mr Stuart Lockwood
University of Manchester
Rutherford Building
Coupland Street
Manchester
M13 9GP

Agent (if used)

Rebecca Burrows
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37 Ducie Street
Manchester
M1 2JW

Part 1 – Particulars of the application/development

Proposal: Refurbishment of the Rutherford Building including alterations to internal layout, services and finishes, alongside external repair, addition of ventilation grilles and sustainability measures including replacement of window casements and glass, and insertion of roof insulation.

Location: Rutherford Building , University Of Manchester , Coupland Street , Manchester, M13 9GP

Date of application: 12 January 2024

Application number: 138994/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

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 drawings and documents:

-Drawing - Proposed 1004-RBUM-ARC-XX-BA-DR-A-1004 DEMOLITION AND RENOVATION PLAN BASEMENT

-Drawing - Proposed 2131-RBUM-ARC-XX-ZZ-DR-A-2131 ELEVATIONS SOUTH AND EAST	PROPOSED GA
-Drawing - Proposed 2220-RBUM-ARC-XX-ZZ-DR-A-2220 SECTIONS	PROPOSED GA
-Drawing - Proposed 2300-RBUM-ARC-XX-ZZ-DR-A-2300 STAIRS	EXTERNAL RAMP AND
-Drawing - Proposed 2301-RBUM-ARC-XX-ZZ-DR-A-2301 MEZZ 3	BALUSTRADE DETAILS
-Drawing - Proposed 2400-RBUM-ARC-XX-RL-DR-A-2400	PROPOSED ROOF PLAN
-Drawing - Proposed 2401-RBUM-ARC-XX-RL-DT-A-2401	ROOF DETAILS
-Drawing - Proposed 2402-RBUM-ARC-XX-RL-DT-A-2402 PLANNING	ROOF DETAILS
-Drawing - Proposed 2521-RBUM-ARC-XX-01-DR-A-2521 PLAN LEVEL 1	INTERNAL PARTITION
-Drawing - Proposed 2522-RBUM-ARC-XX-02-DR-A-2522 PLAN LEVEL 2	INTERNAL PARTITION
-Drawing - Proposed 2523-RBUM-ARC-XX-03-DR-A-2523 PLAN LEVEL 3	INTERNAL PARTITION
-Drawing - Proposed 2524-RBUM-ARC-XX-ZZ-DR-A-2524 DETAIL	CORRIDOR TRUNKING
-Drawing - Proposed 2525-RBUM-ARC-XX-ZZ-DR-A-2525 DETAILS	INTERNAL WALL
-Drawing - Proposed 3210-RBUM-ARC-XX-ZZ-SH-A-3210 EXTERNAL DOOR SCHEDULE EAST ELEVATION	WINDOW AND
-Drawing - Proposed 3211-RBUM-ARC-XX-ZZ-SH-A-3211 EXTERNAL DOOR SCHEDULE WEST ELEVATION	WINDOW AND
-Drawing - Proposed 3212-RBUM-ARC-XX-ZZ-SH-A-3212 EXTERNAL DOOR SCHEDULE SOUTH ELEVATION	WINDOW AND
-Drawing - Proposed 3213-RBUM-ARC-XX-ZZ-SH-A-3213 EXTERNAL DOOR SCHEDULE NORTH ELEVATION	WINDOW AND
-Drawing - Proposed 3214-RBUM-ARC-XX-ZZ-SH-A-3214	WINDOW JAMB DETAIL
-Drawing - Proposed 3220-RBUM-ARC-XX-GF-DR-A-3220 LEVEL GF	DOOR SCHEDULE
-Drawing - Proposed 3221-RBUM-ARC-XX-01-DR-A-3221 LEVEL 1	DOOR SCHEDULE
-Drawing - Proposed 3222-RBUM-ARC-XX-02-DR-A-3222 LEVEL 2	DOOR SCHEDULE
-Drawing - Proposed 3223-RBUM-ARC-XX-03-DR-A-3223 LEVEL 3	DOOR SCHEDULE
-Drawing - Proposed 3225-RBUM-ARC-XX-GF-DT-A-3225 GF LEVEL	WEST ENTRANCE DOOR
-Drawing - Proposed 3226-RBUM-ARC-XX-GF-DT-A-3226 CORRIDOR GF LEVEL	FIRE SCREEN
-Drawing - Proposed 3227-RBUM-ARC-XX-GF-DT-A-3227 ENTRANCE DOOR GF LEVEL	SOUTH LOBBY
-Drawing - Proposed 3228-RBUM-ARC-XX-GF-DT-A-3228 DOORS GF LEVEL	STAIR SCREEN AND
-Drawing - Proposed 3229-RBUM-ARC-XX-GF-DT-A-3229 AND DOORS GF LEVEL	CORRIDOR SCREEN
-Drawing - Proposed 3230-RBUM-ARC-XX-GF-DT-A-3230 TO DOOR OPENING GF LEVEL	SCREEN INCREASING
-Drawing - Proposed 3231-RBUM-ARC-XX-GF-DT-A-3231 LEVEL	RECEPTION SCREEN GF

-Drawing - Proposed 3233-RBUM-ARC-XX-ZZ-DT-A-3233	LIFT ARCHITRAVE AND REVEAL DETAILS
-Drawing - Proposed 3236-RBUM-ARC-XX-01-DT-A-3236	STAIR SCREEN AND DOORS LEVEL 1
-Drawing - Proposed 3238-RBUM-ARC-XX-02-DT-A-3238	CORRIDOR SCREEN AND DOORS LEVEL 2
-Drawing - Proposed 3239-RBUM-ARC-XX-02-DT-A-3239	STAIR SCREEN AND DOORS LEVEL 2
-Drawing - Proposed 3241-RBUM-ARC-XX-GF-DT-A-3241	SCREEN SCHEDULE
-Drawing - Proposed 3242-RBUM-ARC-XX-03-DT-A-3242	STAIR SCREEN AND DOORS LEVEL 3
-Drawing - Proposed 3244-RBUM-ARC-XX-ZZ-DT-A-3244	SCREENS WITH ACADEMIC OFFICES
-Drawing - Proposed 3301-RBUM-ARC-XX-01-DR-A-3301	FINISHES PLAN LEVEL 1
-Drawing - Proposed 3302-RBUM-ARC-XX-02-DR-A-3302	FINISHES PLAN LEVEL 2
-Drawing - Proposed 3303-RBUM-ARC-XX-03-DR-A-3303	FINISHES PLAN LEVEL 3
-Drawing - Proposed 3304-RBUM-ARC-XX-ZZ-DR-A-3304	TYPICAL SKIRTING DETAILS
-Drawing - Proposed 3322-RBUM-ARC-XX-02-DR-A-3322	PROPOSED CEILING PLAN LEVEL 2
-Drawing - Proposed 3323-RBUM-ARC-XX-03-DR-A-3323	PROPOSED CEILING PLAN LEVEL 3
-Drawing - Proposed 3330-RBUM-ARC-XX-BA-DR-A-3330	PROPOSED CEILING PLAN LEVEL BASEMENT
-Drawing - Proposed 4010-RBUM-ARC-XX-XX-DR-A-4010	TEA POINT
-Drawing - Proposed 4011-RBUM-ARC-XX-XX-DR-A-4011	TOUCH DOWN
-Drawing - Proposed 4012-RBUM-ARC-XX-XX-DR-A-4012	COMMON ROOM
-Drawing - Proposed 4401-RBUM-ARC-XX-01-DR-A-4401	SANITARYWARE LOCATION PLAN LEVEL 1
-Drawing - Proposed 4411-RBUM-ARC-XX-03-DR-A-4411	SANITARYWARE DETAIL LEVEL 1
-Drawing - Proposed 4412-RBUM-ARC-XX-03-DR-A-4412	SANITARY WARE DETAIL LEVEL 2
-Drawing - Proposed 5720-RBUM-ARC-XX-GF-DR-A-5720	FIRE STOPPING DETAILS

All received by the City Council, as Local Planning Authority, on 12/01/2024

-Drawing - Proposed 2011-RBUM-ARC-XX-01-DR-A-2011 REV P6	PROPOSED GA PLAN LEVEL 1
-Drawing - Proposed 2012-RBUM-ARC-XX-02-DR-A-2012 REV P7	PROPOSED GA PLAN LEVEL 2
-Drawing - Proposed 2013-RBUM-ARC-XX-03-DR-A-2013 REV P7	PROPOSED GA PLAN LEVEL 3
-Drawing - Proposed 2132-RBUM-ARC-XX-ZZ-DR-A-2132 REV P4	PROPOSED EXTERNAL SIGNAGE WEST ELEVATION
-Drawing - Proposed 2403-RBUM-ARC-XX-RL-DR-A-2403 REV P3	PROPOSED ROOF PLAN - OPTION 2
-Drawing - Proposed 3232-RBUM-ARC-XX-GF-DT-A-3232 REV P3	INTERNAL DOORS TO MUSEUMS GF

All received by the City Council, as Local Planning Authority, on 21/02/2024

- Drawing - Proposed A-CRE-SEDD001-012-005B-1 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-10 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-11 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-2 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-3 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-4 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-5 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-6 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-7 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-8 SCAFFOLD
- Drawing - Proposed A-CRE-SEDD001-012-005B-9 SCAFFOLD

All recieved by the City Council, as Local Planning Authority, on 27/03/2024

- Drawing - Proposed 2010-RBUM-ARC-XX-GF-DR-A-2010 REV P9 PROPOSED
GA PLAN GF LEVEL
- Drawing - Proposed 3245-RBUM-ARC-XX-ZZ-DT-A-3246 GLASS SCREEN
- Drawing - Proposed 3320-RBUM-ARC-XX-GF-DR-A-3320 REV P8 PROPOSED
CEILING PLAN GF LEVEL
- Drawing - Proposed 3321-RBUM-ARC-XX-01-DR-A-3321 REV P8 PROPOSED
CEILING PLAN LEVEL 1
- Drawing - Proposed 4410-RBUM-ARC-XX-03-DR-A-4410 REV P3
SANITARYWARE DETAIL GF LEVEL
- Drawing - Proposed 2520-RBUM-ARC-XX-GF-DR-A-2520 REV P8 INTERNAL
PARTITION PLAN LEVEL GF
- Drawing - Proposed 3240-RBUM-ARC-XX-GF-DT-A-3240 REV P3 INTERNAL
GLAZED SCREENS GF
- Drawing - Proposed 3300-RBUM-ARC-XX-GF-DR-A-3300 REV P8 FINISHES
PLAN GF LEVEL

Drawing - Proposed A-CRE-SEDD001-012-005B-12 SCAFFOLD

All recieved by the City Council, as Local Planning Authority, on 30/04/2024

- Drawing - Proposed 1000-RBUM-ARC-XX-GF-DR-A-1000 REV P9
DEMOLITION AND RENOVATION PLAN GF LEVEL
- Drawing - Proposed 1001-RBUM-ARC-XX-01-DR-A-1001 REV P9
DEMOLITION AND RENOVATION PLAN LEVEL 1
- Drawing - Proposed 1002-RBUM-ARC-XX-02-DR-A-1002 REV P9
DEMOLITION AND RENOVATION PLAN LEVEL 2
- Drawing - Proposed 1003-RBUM-ARC-XX-01-DR-A-1003 REV P9
DEMOLITION AND RENOVATION PLAN LEVEL 3
- Drawing - Proposed 2210-RBUM-ARC-XX-ZZ-DR-A-2210 REV P9 GA
SECTIONS PROPOSED DEMOLITION ELEVATION
- Drawing - Proposed 2211-RBUM-ARC-XX-ZZ-DR-A-2211 REV P9 GA
SECTIONS PROPOSED DEMOLITION SHEET 2

All recieved by the City Council, as Local Planning Authority, on 01/05/2024 /2024

- Drawing - Proposed 2130-RBUM-ARC-XX-ZZ-DR-A-2130 REV P7 PROPOSED
GA ELEVATIONS SOUTH AND WEST recieved by the City Council, as Local
Planning Authority, on 03/05/2024 /2024

- Heritage Statement HERITAGE STATEMENT
- Supporting Information OTHER RELEVANT INFORMATION
- Supporting Information PRELIMINARY ROOST ASSESSMENT REPORT
- Supporting Information RUTHERFORD BUILDING PROTECTION STRATEGY

All received by the City Council, as Local Planning Authority, on 12/01/2024

-Supporting Information SCAFFOLD METHOD STATEMENT ADDENDUM received by the City Council, as Local Planning Authority, on 03/05/2024 /2024

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) Prior to the commencement of any strip out works, full and final details of any mechanical, electric and plumbing services to be removed from the building shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a survey of redundant MEP and method statement for its removal. The approved details shall be implemented as part of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to the installation of any mechanical, electrical and plumbing services, full and final specifications and details of any MEP services shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall include product specifications, scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation and fixing.

The approved details shall be implemented as part of the development and completed prior to first use of the development.

Reason - 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 saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Scaffolding shall be erected in accordance with the approved scheme (Drawing - Proposed A-CRE-SEDD001-012-005B-1 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-10 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-11 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-2 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-3 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-4 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-5 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-6 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-7 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-8 SCAFFOLD; Drawing - Proposed A-CRE-SEDD001-012-005B-9 SCAFFOLD received by the city council, as Local Planning Authority, on 27/03/2024; Drawing - Proposed A-CRE-SEDD001-012-005B-12 SCAFFOLD received by the City Council, as Local Planning Authority, on 30/04/2024 /2024 Supporting Information SCAFFOLD METHOD STATEMENT ADDENDUM received by the City Council, as Local Planning Authority, on 03/05/2024). The approved details shall be implemented as part of the development. For the avoidance of doubt, any fixings shall be into the mortar joint.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

6) Prior to the commencement of works to repair redundant fixing points relating to the scaffold, a method statement for the repair and making good of any fixing points and damage caused by the erection of the scaffold, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications, repair techniques and a detailed survey of any interventions into historic fabric and schedule detailing time scales for repair works to be undertaken. For the avoidance of doubt, where instances of damage to brickwork require total replacement, this shall be on a like for like basis. No ties shall be made into stonework including surrounds, window frames or eave detailing.

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

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

7) Prior to the commencement of repair works to the exterior masonry, a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first use of the development.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Notwithstanding the drawings approved in condition 2, prior to the commencement of any of the following works, materials samples shall be submitted to and agreed in writing by the City Council as local planning authority:

- (a) Stone pointing;
- (b) Replacement stone and stone repairs;
- (c) Lead covering;
- (d) Cleaning;
- (e) Installation of rainwater goods;
- (f) Installation of balustrades;
- (g) Installation of external floor finishes;
- (h) Installation of ventilation grilles;
- (i) Repainting of balcony balustrade

This shall include samples of the stone to be used on the facade, as well as in situ examples of any and all repair techniques to be used on the facade, including

repointing, indenting and cleaning. The approved details shall be implemented in full as part of the development.

Best endeavours shall be made to use salvage brick work, stonework, metal goods and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

9) Notwithstanding the drawings approved in condition 2, prior to the commencement of any of the following works, materials samples shall be submitted to and agreed in writing by the City Council as local planning authority:

- (a) Tiling
- (b) Flashing
- (c) Waterproofing
- (d) Roof light

This shall include samples of the stone to be used on the facade, as well as in situ examples of any and all repair techniques to be used on the facade, including repointing, indenting and cleaning. The approved details shall be implemented in full as part of the development.

Best endeavours shall be made to use salvaged tiling and other materials wherever possible in the works associated with the development. Should it not be possible to use salvaged material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) Prior to the commencement of any works to the roof and associated timber structure, excluding investigation works, full and final details of the proposed works to the roof of the listed building shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include works to, but not be limited to, tiling, leadwork, timbers, rainwatergoods, parapets and roof coverings.

These shall include details of any intrusive survey work and techniques, scaled drawings and cross sections, repair techniques, product specifications and samples of repair work as appropriate. The approved details shall be implemented in full as part of the development.

For the avoidance of doubt, this condition relates to repair works only and any works that would involve the alteration of the roof structure shall require a separate listed building consent.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

11) Prior to the application of any of the internal finishes listed below, material samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of product specification, physical samples and scaled drawings as appropriate of the following:

- a) any new joinery
- b) doors including fixtures and fittings
- c) glazed screens
- d) light fixtures
- e) paintwork
- f) plasterwork
- g) sanitary finishes
- h) floor finishes
- i) heating goods
- j) trunking
- k) ductwork
- l) windows including fixtures and fittings

The approved materials shall be implemented in full as part of the development unless otherwise agreed in writing by the City Council, as Local Planning Authority.

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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

12) Notwithstanding the approved drawing (Drawing - Proposed 3245-RBUM-ARC-XX-ZZ-DT-A-3246 GLASS SCREEN received by the City Council, as Local Planning Authority, on 24/04/2024), prior to the installation of the corridor meeting room screens, full and final details of the glazed partitions to the second and third floor corridors identified on the approved plans shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings, cross-sections and fixing details.

The approved details shall be implemented as part of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

13) In the event that the corridor meeting room screens hereby approved are no longer required, they shall be removed from the building only in accordance with method submitted to and approved in writing by the City Council as local planning authority prior to the removal of the aforementioned screens. The method statement shall detail method of removal, method to repair damage created by the installation of the screens, product specification and a schedule specifying time scales for the works out. The removal shall be carried out only in accordance with the approved method statement and shall be completed in full within three months of the date of removal of the works hereby approved.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

14) Notwithstanding the approved details (Drawing - Proposed 3220-RBUM-ARC-XX-GF-DR-A-3220 DOOR SCHEDULE LEVEL G; Drawing - Proposed 3221-RBUM-ARC-XX-01-DR-A-3221 DOOR SCHEDULE LEVEL 1; Drawing - Proposed 3222-RBUM-ARC-XX-02-DR-A-3222 DOOR SCHEDULE LEVEL 2; Drawing - Proposed 3223-RBUM-ARC-XX-03-DR-A-3223 DOOR SCHEDULE LEVEL 3 all received by the City Council, as Local Planning Authority, on 12/01/2024), prior to any works to the doorways identified on the approved drawings, full and final details of the locked doors to the corridors identified on the approved plans shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings, cross-sections, details of any sealing or stopping-up and fixing details.

For the avoidance of doubt, the existing doors shall be reused as part of the partitions.

The approved details shall be implemented as part of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

15) Notwithstanding the approved drawing (Drawing - proposed 4410-RBUM-ARC-XX-03-DR-A-4410 REV P3 Sanitaryware_Detail - Level GF received by the City Council, as Local Planning Authority, 24/04/2024), full and final details of the interface detail between new wc enclosures and the horizontal transoms of the existing windows shall be submitted to an approved in writing by the City Council, as Local Planning Authority. This shall be designed to minimise the material thickness of the ceiling construction at the interface and preserve visibility of the horizontal transom. This shall include detailed cross sections, material specifications and fixing details. The approved details shall be implemented in full as part of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

16) Notwithstanding the approved details (Drawing - Proposed 3226-RBUM-ARC-XX-GF-DT-A-3226 FIRE SCREEN CORRIDOR GF LEVEL; Drawing - Proposed 3228-RBUM-ARC-XX-GF-DT-A-3228 STAIR SCREEN AND DOORS GF LEVEL; Drawing - Proposed 3229-RBUM-ARC-XX-GF-DT-A-3229 CORRIDOR SCREEN AND DOORS GF LEVEL; Drawing - Proposed 3236-RBUM-ARC-XX-01-DT-A-3236 STAIR SCREEN AND DOORS LEVEL 1; Drawing - Proposed 3238-RBUM-ARC-XX-02-DT-A-3238 CORRIDOR SCREEN AND DOORS LEVEL 2; Drawing - Proposed 3239-RBUM-ARC-XX-02-DT-A-3239 STAIR SCREEN AND DOORS LEVEL 2; Drawing - Proposed 3242-RBUM-ARC-XX-03-DT-A-3242 STAIR SCREEN AND DOORS LEVEL 3 received by the City Council, as Local Planning Authority, on 12/01/2024), prior to the installation of any fire screens to corridors and the stair core, full and final details of the fire screens to the stair core and corridors identified on the approved plans shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings, cross-sections and fixing details.

The approved details shall be implemented as part of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

17) Notwithstanding the approved details (Drawing - Proposed 2520-RBUM-ARC-XX-GF-DR-A-2520 REV P8 INTERNAL PARTITION PLAN LEVEL GF received by the City Council, as Local Planning Authority, on 30/04/2024, Drawing - Proposed 2521-RBUM-ARC-XX-01-DR-A-2521 INTERNAL PARTITION PLAN LEVEL 1; Drawing - Proposed 2522-RBUM-ARC-XX-02-DR-A-2522 INTERNAL PARTITION PLAN LEVEL 2; Drawing - Proposed 2523-RBUM-ARC-XX-03-DR-A-2523 INTERNAL PARTITION PLAN LEVEL 3; Drawing - Proposed 3322-RBUM-ARC-XX-02-DR-A-3322 PROPOSED CEILING PLAN LEVEL 2; Drawing - Proposed 3323-RBUM-ARC-XX-03-DR-A-3323 PROPOSED CEILING PLAN LEVEL 3 all received by the City Council, as Local Planning Authority, on 12/01/2024; Drawing - Proposed 3320-RBUM-ARC-XX-GF-DR-A-3320 REV P8 PROPOSED CEILING PLAN GF LEVEL; Drawing - Proposed 3321-RBUM-ARC-XX-01-DR-A-3321 REV P8 PROPOSED CEILING PLAN LEVEL 1 received by the City Council, as Local Planning Authority, on 24/04/2024), prior to the commencement of the installation of any acoustic treatments, full and final details of any acoustic treatments, including baffles and panelling, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings, cross-sections and fixing details.

The approved details shall be implemented as part of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

18) Notwithstanding the approved details (Drawing - Proposed 3210-RBUM-ARC-XX-ZZ-SH-A-3210 WINDOW AND EXTERNAL DOOR SCHEDULE EAST ELEVATION; Drawing - Proposed 3211-RBUM-ARC-XX-ZZ-SH-A-3211 WINDOW AND EXTERNAL DOOR SCHEDULE WEST ELEVATION; Drawing - Proposed 3212-RBUM-ARC-XX-ZZ-

SH-A-3212 WINDOW AND EXTERNAL DOOR SCHEDULE SOUTH ELEVATION; Drawing - Proposed 3213-RBUM-ARC-XX-ZZ-SH-A-3213 WINDOW AND EXTERNAL DOOR SCHEDULE NORTH received by the City Council, as Local Planning Authority, on 12/02/2024), prior to the commencement of any works to windows, excluding any investigation works to the mezzanine windows, full and final details of the works to windows shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings, cross sections and product specifications.

The approved details shall be implemented as part of the development and be in place prior to first use of the development.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Prior to the commencement of any repair works to the elements listed below, excluding non-intrusive investigations, a method statement for their repair shall be submitted to and approved in writing by the City Council, as Local Planning Authority. These elements include the following:

- a) floor construction separating the basement and ground floor areas
- b) masonry to the former main entrance
- c) stonework to the external balconies
- d) terrazzo flooring
- e) roof-mounted windcatchers

The method statement shall include details of any intrusive survey work and techniques, scaled drawings and cross sections, repair techniques, product specifications and samples of repair work as appropriate. The approved details shall be implemented in full as part of the development.

For the avoidance of doubt, this condition relates to repair works only and any works that would involve the removal or alteration of any of these elements shall require a separate listed building consent.

Reason - 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

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 May 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.