MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for Approval of Details Reserved by Condition

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

148-158 John Rylands Library

Address Line 1

Deansgate

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 3EH

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

Easting (x)

383575

Northing (y)

398208

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?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

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 alterations to include lighting, power, data routes/cables, air conditioning, new openings, new fire escape, secondary glazing, audio/visual, movement of proposed banners, and works to plant compound.

Reference number

137420/FO/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)

6

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

30/01/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

6)
Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:
*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Types and frequency of vehicular demands;
*Routing strategy and swept path analysis;
*Parking of construction vehicles and staff; and
*Sheeting over of construction vehicles;
Development shall be carried out in accordance with the approved construction management plan.
Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Construction Management Plan

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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.

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 (construction management plan) please see summary below;

MCC acknowledged delays in issuing permissions, and accepted site setup and enabling works would begin before formal consent. Explicit written permission for these activities was granted on 30th January 2024- it was understood that this included commencement of site setup, site compound construction, enabling works, stripping out and hoarding.

The Decision Notice issued by MCC on 6th February 2024. In response to Condition 6, a Construction Management Plan was prepared by the contractor and submitted to MCC on 4th April 2024. MCC subsequently requested this submission to be uploaded as a specific discharge of conditions application instead of via email, following a meeting on 12th April 2024.

12th April 2024 – Meeting held with Paula Burbicka and Angela Leckie at MCC to discuss all conditions attached to project 137420/FO/2023. In this meeting it was requested that this separate discharge of conditions application would be made for Condition 6, despite the previous issue of the required information on 4th April 2024.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

☑ I / We agree to the outlined declaration

Signed

Katie Harries

Date

15/04/2024