

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance, due to the acceptability of the proposals, further negotiation has not been necessary.

Conditions

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:

- Location Plan (Dated 12/12/2017; Received 26/09/2023)
- APM-LUXMAN-1005 Rev C: Proposed Gym Entrance GA Plan Ground Floor Plan
- APM-LUXMAN-1006 Rev D: Proposed General Arrangement Plan Basement Floor
- APM-LUXMAN-1007 Rev C: Landlords Refuse Collection Area Basement Floor
- APM-LUXMAN-2001 Rev A: Proposed Gym Entrance – Flooring Layout Ground Floor Plan
- APM-LUXMAN-2002 Rev A: Proposed Flooring Plan Basement Floor
- APM-LUXMAN-3001 Rev A: Proposed Gym Entrance – Ceiling Plan Ground Floor Plan
- APM-LUXMAN-3002 Rev A: Proposed Main Gym – Ceiling Plan Basement Floor
- APM-LUXMAN-7001: Existing & Proposed Gym Elevations Basement Floor (Received 30/11/2023)
- APM-LUXMAN-7002 Rev A: Existing & Proposed Gym Entrance Elevations – Ground Floor
- APM-LUXMAN-7003 Rev B: Existing & Proposed Frontage Gym Entrance Elevation
- APM-LUXMAN-9001 Rev A: Gym Entrance – Proposed New Walls Plan Ground Floor Plan
- APM-LUXMAN-9002 Rev C: Main Gym – Proposed New Walls Plan Basement Floor
- Planning, Design and Access Statement (Prepared by APM; Dated June 2023; Received 26/09/2023)
- Heritage Statement (Prepared by APM; Dated May 2023; Received 26/09/2023)
- Method Statement & Schedule of Works (Prepared by APM; Dated November 2023; Received 30/11/2023)

All received by the City Council as Local Planning Authority on 21/03/2024 unless specified otherwise.

Reason - 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.

3. No materials shall be used on the listed building other than those referred to on the approved plans / supporting documentation.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
4. Prior to the removal of historic wall fabric within the property's lobby space, final details of the approved partitions and openings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full design specifications and affixing/junction details of how new partitions and doorways shall abut/tie into original/historic fabric. The development shall then proceed in accordance with the approved details.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
5. Prior to the removal of historic wall fabric within the property's basement space, final details of the approved partitions and openings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full design specifications and affixing/junction details of how new partitions and doorways shall abut/tie into original/historic fabric. The development shall then proceed in accordance with the approved details.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
6. Prior to any decorative works to the property's walls, a finishes schedule that shall detail the type and colours of paint and cladding to be used, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
7. Notwithstanding the details approved in condition 2, prior to any works relating to the installation of new pipework, ducting, trays and other mechanical and electrical services, full details of said works shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details and be completed prior to the first occupation of the development.
Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8. Prior to the commencement of any works relating to the shopfront's bulk head, a scheme detailing its final finish, which shall include an investigation into removing the entirety of the bulk head, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
9. Prior to the commencement of any works relating to the property's historic basement staircase, including its partitioning, final details of the finish and method of installation of the glazed partitions, as well as the finish and method of installation for the reinstatement of the bottom of the staircase, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
10. Prior to the commencement of any works relating to the property's modern basement staircase, final details of its finish and method of installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
11. a) Prior to the commencement of works relating to the exposing of the property's vaulted ceiling, a scheme detailing the methodology of said works, which shall include detail on the extent of the original historic ceiling to be exposed and how it shall be repaired and made good where necessary, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.
b) Prior to the occupation of the development, a verification report to confirm the approved works have been completed shall be submitted to and approved in writing by the Local Planning Authority. Any instances of non-conformity to the approved scheme shall be detailed, along with any measures required to ensure an acceptable finish.
Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.
12. Upon completion of the works relating to the removal of non-original cladding around the property's basement columns, details relating to the columns final finish shall be submitted to and approved in writing by the Local Planning Authority. This shall be supported by an

investigation that will confirm if it is possible to expose the columns original finish. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.