

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

N/A
Mitchells & Butlers Retail Limited
27 Fleet Street
Birmingham
B3 1JP

Agent (if used)

Mr Nick Davey
The JTS Partnership LLP
Number One
The Drive
Great Warley
Brentwood
CM13 3DJ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external alterations and new lift shaft to rear.

Location: 1-3 York Street, Manchester, M2 2AW,

Date of application: 18 August 2022

Application number: 134737/LO/2022

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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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:

Drawings

MAB46 AS05	-						SITE LOCATION
PLAN							
MAB46 AP01	G	H	H				PROPOSED
GROUND & FIRST FLOOR PLANS							
MAB46 AP02	F	G	H	J	K		PROPOSED
SECOND FLOOR PLAN							
MAB46 AP03	E	F	G	H	J		PROPOSED
THIRD FLOOR PLAN							
MAB46 AP04	E	F	G	H			PROPOSED
FOURTH FLOOR PLAN							
MAB46 AP05	A	A					EXISTING &
PROPOSED BASEMENT FLOOR PLANS							
MAB46 AP06	-	-					EXISTING ROOF
PLAN							
MAB46 AP07	A	A					PROPOSED ROOF
PLAN							
MAB46 AP08	-	-					EXISTING
EXTERNAL ELEVATIONS 1 OF 2							
MAB46 AP09	-	-					EXISTING
EXTERNAL ELEVATIONS 2 OF 2							
MAB46 AP10	A	A					PROPOSED
EXTERNAL ELEVATIONS 1 OF 2							
MAB46 AP11	A	B					PROPOSED
EXTERNAL ELEVATIONS 2 OF 2							
MAB46 AP12	-	-					EXISTING
BUILDING SECTIONS A-A & B-B							
MAB46 AP13	-	-					EXISTING
BUILDING SECTIONS C-C & D-D							
MAB46 AP14	A	B	C	D			PROPOSED
BUILDING SECTIONS A-A & B-B							
MAB46 AP15	B	C	D	E			PROPOSED
BUILDING SECTIONS C-C & D-D							
MAB46 AP16	-	-					EXISTING &
PROPOSED 1ST FLOOR CORRIDOR ELEVATIONS							
MAB46 AP17	A	B	C	D	E		EXISTING &
PROPOSED 2ND FLOOR CORRIDOR ELEVATIONS							
MAB46 AP18	A	A	B	C	D		EXISTING &
PROPOSED 3RD FLOOR CORRIDOR ELEVATIONS							
MAB46 AP19	A	B	C	D	E		EXISTING &
PROPOSED 4TH FLOOR CORRIDOR ELEVATIONS							
MAB46 AP20	-	A	B	C			CORRIDOR
TYPICAL SECTION DETAILS							
MAB46 AP20.1	-	A		B			SECOND FLOOR
PROPOSED CORRIDOR CEILING PLAN							
MAB46 AP20.2	-	A					SECOND FLOOR
PROPOSED CORRIDOR CEILING PLAN							
MAB46 AP20.3	-	A					FOURTH FLOOR
PROPOSED CORRIDOR CEILING PLAN							

MAB46 AP21	B	C	D	TYPICAL	
BEDROOM LAYOUT DETAILS					
MAB46 AP22	-	A	B	FIRST FLOOR	
SECONDARY GLAZING DETAILS					
MAB46 AP23	-	-	A	SECOND FLOOR	
SECONDARY GLAZING DETAILS					
MAB46 AP24	-	-	A	THIRD FLOOR	
SECONDARY GLAZING DETAILS					
MAB46 AP25	-	-	A	FOURTH FLOOR	
SECONDARY GLAZING DETAILS 1					
MAB46 AP26	-	-	A	FOURTH FLOOR	
SECONDARY GLAZING DETAILS 2					
MAB46 AP27	-	-		PROPOSED LIFT	
SHAFT THROUGH EXISTING ROOF					
MAB46 AP28	-	-	-	1ST FLOOR	
HOLES THROUGH EXISTING FLOOR					
MAB46 AP29	-	A	B	C	2ND FLOOR
HOLES THROUGH EXISTING FLOOR					
MAB46 AP30	-	A	B	C	3RD FLOOR
HOLES THROUGH EXISTING FLOOR					
MAB46 AP31	-	A	B	C	4TH FLOOR
HOLES THROUGH EXISTING FLOOR					
MAB46 AP32	-	-	A		UA ENTRANCE
DETAIL - YORK STREET- PLANS & ELEVATIONS					
MAB46 AP33	-	-	A	B	EXISTING AND
PROPOSED BUILDING SECTION E-E					
MAB46 AP35	-	A	B	C	PROPOSED
SECOND FLOOR - ABOVE CEILING M AND E SECTIONS					
MAB46 AP36	-				EXISTING ROOF
FRAME RECORDS					
MAB46 AP40			-		SHADOW GAP
CHIMNEY ABUTMENT DETAIL					
MAB46 AP41			-		PROPOSED
GLAZED LIGHT RELOCATION DETAIL					
MAB46 AP42			-		TYPE 6 -
SECONDARY GLAZING DETAILS					
MAB46 AP43			-		TYPE 7 -
SECONDARY GLAZING DETAILS					
MAB46 AP44			-	A	LIFT SHAFT
ABUTMENT SHOWING ALTERATION TO WINDOWS					
MAB46 AP50			-	A	EXISTING
GROUND FLOOR ENTRANCE LOBBY FLOOR FINISHES & WALL ELEVATIONS					
MAB46 AP51			-	A	PROPOSED
GROUND FLOOR ENTRANCE LOBBY FLOOR FINISHES & WALL ELEVATIONS					
H19147-SK-01	P1				SCHEMATIC
DETAILS FOR CREATION OF FLOOR VOIDS					
MAB B3322-PM-10-20-30-1001	P05				M&E
SERVICES BASEMENT AND GROUND FLOOR					
MAB B3322-PM-10-20-30-1002	P07				
M&E SERVICES FIRST AND SECOND FLOORS					
MAB B3322-PM-10-20-30-1003	P06				M&E
SERVICES THIRD AND FOURTH FLOOR					
MAB B3322-PM-10-20-30-1004	P03				M&E
SERVICES ROOF LEVEL					

All above drawings received by City Council on dates as stated in email from Applicants Agent to MCC 22 March 2024 11:10 hrs.

Documents

As Submitted with Application o JTS Planning Statement August 2022

- o Colliers Letter undated
- o JTS Heritage Statement dated July 2022
- o Ardent Consulting Passenger Lift Condition Survey
- o Alison Pike Design & Access Statement Issue 22 July 2022
- o Hepworth Noise Impact Assessment November 2021

20th February 2023 o JTS Heritage Statement dated July 2022 (Updated February 2023)

- o Alison Pike Addendum Design & Access Statement Issue 17 February 2023

4th September 2023 o JTS Heritage Statement dated July 2022 (Updated February 2023 & August 2023)

- o Alison Pike Addendum Design & Access Statement addendum Issue 24 August 2023

22nd December 2023 o JTS Heritage Statement Addendum dated December 2023

- o Alison Pike Addendum Design & Access Statement Issue 1 December 2023

Email from applicant's agent to MCC with drawing schedule and submission dates 22 March 2024 11:10 hrs.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the information as set out on the approved plans, additional details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority (pre-commencement):

- (a) Full and final details, including product specification and samples of the cladding to external lift, spandrel glass, and louvres to windows to rear elevation, prior to alterations to all but one window to rear required to accommodate the sample.
- (b) Full and final details of the proposed works to main stairwell, including to walls, ceilings, floors and joinery.
- (c) Full and final details of the proposed finishes to elevations, walls, ceilings and floors, including samples of any cleaning, repair and reinstatement works.
- (d) A method statement and full and final details of works to original and historic fabric and features, including borrowed lights, windows, doors, tiles, ceilings and plaster.
- (e) An in-situ sample of the proposed secondary glazing prior to installation of all but one secondary glazing units.
- (f) Full and final details of M&E services and drainage, including details of appearance, containment, position and manifestation, other than those on approved plans.
- (g) Full and final detail of any external lighting and other external fixtures and fittings.
- (h) Full and final details of the repair and consolidation works to the ceilings, glazing and associated historic fabric to Former Clerk's Hall.
- (i) Full and final details of the proposed shutter to rear.
- (j) Full and final details of new external and internal doors and fanlights.

Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result

of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

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 and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 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: 28 March 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.