MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138994/LO/2024 & 138993/FO/2024
Date registered valid:	12 January 2024
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.
Address:	Rutherford Building , University Of Manchester , Coupland Street , Manchester, M13 9GP
Ward(s):	Hulme Ward
Applicant:	Mr Stuart Lockwood University of Manchester
Agent (if any):	Rebecca Burrows Donald Insall Associates
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**01/05/2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 08/02/2024

Standard consultations:
Printed: 17 January 2024 Expired: 7 February 2024

Neighbour notifications
Printed: 17 January 2024 Expired: 7 February 2024

Site notice
Posted: 05/02/2024 Expired: 26/02/2024

Press advert
Published: 27 January 2024 Expired: 10 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The site relates to the University of Manchester's Rutherford Building, a Grade II-listed edifice on Coupland Street. The was opened in 1900 as the Physics Laboratory and is named after the renowned physicist Ernest Rutherford. A number of famous discoveries took place in the department, including the discovery of the atomic nucleus and the first splitting of the atom. The building derives much of its significance from these elements of historic interest, as well as housing an at-the-time world leading laboratory and forming part of a cluster of important listed buildings that make up the core of the campus.

Listed building: Grade II listed

Conservation area: N/A

Tree Preservation Order: **N/A**

Description of area
The area relates to the University of Manchester campus. The character of the area, whilst predominantly educational, comprises many different uses, including student accommodation, drinking, dining, hotel, museum and retail. The are is not covered by any conservation areas, but there are many different listed buildings across the campus.

Description of development
The development relates to the refurbishment of the building to facilitate the relocation of the university Geography Department to the building. This would entail an extensive and comprehensive scheme of works to the building in order to provide the necessary facilities, energy efficiency, accessibility and fire safety to bring the building into best use. The works include the subdivision of office spaces to all floors to create teaching spaces, meeting rooms

and offices, the refurbishment and insulation of the roof, the replacement of windows with more energy efficient glazing, new MEP services and fire rated partitions to corridors and stairs.

Consultations & Notification Responses
138993/FO/2024
Publicity – a notice were displayed on site, informing passers-by of the development. An advert was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health – no objections, conditions requested regarding assessment and mitigation of any potential plant noise and the agreement and implementation of refuse strategy. Appropriate conditions are attached to this approval.

138994/LO/2024
Publicity – a notice were displayed on site, informing passers-by of the development. An advert was placed in the local press advertising the works as a listed building consent. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues
The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) EN19 (Waste) CC9 (Design and Heritage) CC10 (A Place for Everyone) of the Manchester Core Strategy (2012) of the Manchester Core Strategy (2012), saved policy DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Principle
The works are proposed to facilitate the occupation of the currently vacant Rutherford Building by the University of Manchester's Geography Department. Whilst not in an especially poor state of repair, the building has suffered from many years of unsympathetic, harmful and ad hoc interventions to suit the evolving needs of university when the building was still in use. The proposal would see a comprehensive refurbishment of the building to repurpose the building to suit the needs of the incoming tenant and the wider university, including its sustainability and accessibility aims.

Policy EN3 of the Manchester Core Strategy, saved policy DC19 of the Unitary Development Plan for Manchester and paragraphs 196 and 203 of the NPPF all support the reuse of heritage assets to bring them into use that is consistent with their conservation. In this instance it is considered that the principle of the works, that would facilitate the building's ongoing use as a university building, is acceptable and supported, pursuant to the aforementioned policies. The works would thus allow for the ongoing preservation, use and appreciation of this historically significant building.

Significant historic elements of the building include the highly decorative terrazzo flooring and glazed tiling throughout the corridor spaces and stairs, the former main entrance, particularly the decorative masonry, the cornicing and ceiling beams in the corridors and office spaces and the balconies at high level in the former lecture theatre. These elements of the building are to be repaired where damage has occurred over the years, particularly due to water ingress into masonry externally, thereby ensuring these features are to be preserved. Where partitions needed, especially to the corridors, they are to be introduced in a manner that minimises interventions into historic fabric and would be reversible.

As alluded to above, the works form part of a suite of works across the university estate with the aim of improving the sustainability of the university's assets, futureproofing them for use by future generations. These aims reflect those of the City Council's, as per policy EN4 of the Manchester Core Strategy (2012) and the drive to achieve net-zero by 2038.

However, it is necessary to assess the impact of the works, both on the listed building, its character appearance and historic fabric, together with any potential impacts on amenity created by the works. An assessment under these criteria is undertaken below.

Impact on the listed building

Scaffold
To carry out the works to the building, it would be necessary to erect an extensive scaffold. This would entail the use of ties to the external walls of the building in order to support the scaffold. The proposal would see a large quantum of these ties driven into the face of the building. As this would involve widespread interventions into the original walls of the building, there would be a moderate degree of less than substantial harm created by this element of the works.

To mitigate against this harm, fixing points would largely be made into the mortar, with some limited into the face of the brick which are identified on the approved drawings. Fixing points would not be made into any other features, such as stonework, windows frames or surrounds. To ensure any damage caused would be made a good, a condition attached to this approval will require a method statement detailing products specifications and repair techniques together with a time scale for implementation.

External

Roof
The works to the rooftop would include the replacement of damaged tiling, repairs to the parapet masonry, the replacement of repair of lead flashing, recovering of the flat roof area with a waterproof bitumen covering and repair works to the underlying timber structure where there is damage. Without the erection of the scaffold which forms part of this application, it has not been possible to undertake an extensive survey of these elements to assess the extent of necessary repairs.

Therefore, a condition attached to this approval will require a method statement and survey following the erection of the scaffold to ensure that the repair techniques and products used are appropriate for use on a listed building. Samples of the materials to be used shall also be agreed by condition.

Given the above, subject to the satisfactory discharge of these conditions, it is considered that these works would provide a heritage benefit by repairing damage to historic fabric and improving the appearance of the roof which is in a poor state of repair.

Ventilation grilles
There would be 2no. ventilation grilles inserted into the west elevation. These would match the existing grilles and are placed in line with the existing to create a rational layout. Full and final details of these grilles, with a physical sample, would be agreed by condition to ensure a good visual match with the existing grilles.

Accessible ramp
The existing, unsympathetic access ramp to the western elevation detracts from the character and appearance of the listed building. Although an unoriginal feature, the principle of the ramp

is supported as it provides level access to the building, a public benefit that outweighs any less than substantial harm created by the ramps' presence. To mitigate against any harm, the incongruous brickwork cladding to the ramp is to be replaced with ashlar sandstone, to reflect the dominant materiality of the surrounding listed buildings and a new handrail is to be installed. These materials shall be agreed by condition. The renovation of the ramp is supported pursuant to policy CC10, which supports high quality accessibility to Manchester's buildings, together with policy EN3, which supports development that enhances the appearance of listed buildings and DM1 and SP1 of the Manchester Core Strategy (2012) which support general uplift of visual amenity.

Stonework repairs
There is damage to a number of areas of stonework on the façade and roof caused by water ingress and vegetation growth. In particular, large areas of the stonework to the historic main entrance on Coupland Street are severely water damaged and require urgent repair. This element of the works is supported as it would better preserve aesthetically significant elements of the building. The final details of the repair methodology would be agreed by condition to ensure this undertaken sympathetically.

Internal

Subdivisions
There would be a moderate degree of less than substantial harm created by the subdivisions to the floor plate across the building. These subdivisions are proposed to create spaces needed by the university to make the building usable for educational and administrative purposes. This would prevent proper appreciation of the building's original floorplate and proportions. Where possible, the subdivisions have been aligned with ceiling beams to prevent awkward and unsightly interactions with these historic features. Glazed partitioning would be used to create meeting rooms, to create visual permeability that would allow some limited appreciation of the spaces being subdivided. Full and final details of these partitions, including fixings into historic fabric, would be agreed by condition to minimise the harm caused.

Windows
The application seeks the replacement of glazing and window casements across the building to help improve the thermal and energy of the building as part of the university's drive to decarbonise their assets. The replacement of the casements to accommodate the new glazing, which a survey has demonstrated to be non-original, is support subject to an agreement of the final design by condition to ensure its visual acceptability. The installation of new glazing would create a medium-to-high degree of less than substantial harm, as any product with the insulative qualities required by the university would have a greater degree of reflectivity than existing.

The proposed FINEO glazing also has a pattern of black dots across the glass, which further emphasises the modern nature of the material. This would appear particularly incongruous against the windows on the southern façade which would not be replaced as they fall under an alternate demise. On balance, subject to the approval of an in-situ sample of the glazing and casement to assess fully the visual impact, the replacement of glazing and casements is supported pursuant to policy EN4 of the Manchester Core Strategy, which supports works to retrofit buildings to improve energy efficiency, thereby assisting the City in achieving it net zero aims.

Fire screens
To provide adequate fire rating and compartmentation across the building, new fire rate screen would be installed to corridors and the stair core. These elements would be aesthetically

sympathetic to the building and are needed to make the building safe for occupation. On balance, these works are accepted and supported on public safety grounds.

Toilets
The toilets, which are currently unattractively fitted out and in a somewhat poor state of repair, would be removed, remodelled and refitted out to create new, pleasant restrooms. This would entail the installation of a suspended ceiling, to provide room for services and privacy for users through the creation of self-contained cubicles. This would create a moderate level of less than substantial harm, through the introduction of subdivisions and suspended ceilings which would obscure the proportions of the spaces in which they would be introduced. The suspended ceilings would also bifurcate historic windows and abut the transoms. A condition attached to this approval would require the final form of this abutment to be agreed in order to minimise damage to the windows and the visual impact of this join. On balance, the installation of these toilets is accepted as it is necessary to provide WCs in any building for use by occupiers.

Corridor screens/ meeting rooms
The greatest degree of less than substantial harm created by the internal works would stem from the introduction of half-height glazed partitions to the first and second floor corridors at the end furthest from the stair core and nearest to the balconies. These would bifurcate what is intended as a purely circulation space to create new meeting spaces and would be a clearly modern intervention into the space, thereby harming the listed building's special character and appearance.

There would also be harm created by the fixing points needed to support the glazed partitions. The use of frameless glazing is to mitigate against the adverse visual impact created, whilst the extent has been proposed to minimise the need for interventions into the walls, ceilings and floors. There would be a shadow gap between the screen and the walls to ensure there is no impact on the historically and aesthetically significant decorative glazed tiling that runs midway up the corridor walls.

On balance, given the design measures proposed to minimise interventions into historic fabric and the visual impact, together with the benefit of providing the end user with the spaces necessary to bring the building into use.

Locked doorways
Several doorways to the corridors a proposed to be locked permanently to provide partitioning to these unneeded openings, with an acoustic seal installed to ensure the necessary acoustic properties for both the corridors and office spaces. It is considered that this would amount to a very low level of less than substantial harm by altering the circulation between spaces as originally envisaged.

This element of the works is supported as it provides the tenant with the partitioning needed between offices and meeting rooms without entailing the removal of historic doors or permanent remodelling of historic walls and is, hence, reversible. The final details of the acoustic seal would be agreed by condition.

Baffles and acoustic panelling
There is a large quantum of acoustic baffles and panelling to be installed throughout the building to the office and meeting spaces, including the ceilings in the new meeting spaces in the corridor behind the aforementioned glazed screens. These would be read as modern interventions and would obscure the dimensions of the spaces in which they are installed, thereby weakening appreciation of the structure and its spaces.

Their installation would create a low level of less than substantial harm. This is considered to be outweighed by the public benefit of providing these spaces with the necessary acoustic qualities to make them usable by the hard of hearing and neurodiverse. To ensure the interventions associated with their installation a minimised and reversible, full and final details of these elements would be agreed by condition.

MEP
The proposal would see the strip out of a large accumulation of existing mechanical, electrical and plumbing services that have been installed in a harmful, unsympathetic and ad hoc manner, for example through the use of plastic trunking at dado level in many of the office spaces and at high level in the corridors. The proposed removal of these elements is considered positive in principle, although the strip out would be agreed by condition.

At present, only broad principles of MEP services installation have been agreed, with the majority of services running through the floor and the use of vertical drops to light switches. The full and final details of the services are to be agreed by condition. The installation of new MEP services would amount to a moderate level of less than substantial harm through the introduction of clearly modern elements throughout the building, but this is considered to be outweighed by the public benefit of providing the necessary services for the building into viable use pursuant to paragraph 203 of the National Planning Policy Framework.

Visual amenity
Much of the works proposed pertain to the repair and making good of existing elements of the facades. However, there are a number of elements that would materially alter the appearance of the building, thereby impacting visual amenity.

The greatest adverse impact would come from the proposed new glazing. As previously notes, this glazing would be of greater reflectivity than the existing glazing and may have dot work manifestations across each panel. This would create a contrast with a number of ground floor windows that are outside the scope of the proposal as they form part of the neighbouring museum's demise. To ensure this visual impact is acceptable to the City Council, full and final details, including an in-situ sample of the glazing, is conditioned.

There would be a number of ventilation grilles inserted into the façade, necessary to adequately ventilate the building. The scheme would rationalise the existing ventilation grilles, reducing the number of grilles and creating a more regular pattern. To ensure the product used is of a heritage appropriate appearance, a sample of the grilles will be agreed by condition prior to the installation.

There is an existing, unsympathetic access ramp to provide level access into the building. Whilst the underlying metal structure is to be retained and reused, the brickwork cladding to the ramp is to be replaced with ashlar sandstone, to reflect the dominant materiality of the surrounding listed buildings and a new handrail is to be installed. This element of the works should help improve the visual amenity of the building and so is supported pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012). Material shall be agreed via condition.

Noise
Saved policy DC26 of the Unitary Development Plan for Manchester requires the acoustic impact of new development to be considered by the City Council. The application was assessed by Environmental Health, who have advised that a condition requiring the assessment of any noise impact from new plant be attached to this approval. The applicant has stated that there is to be no external plant, but as the details of MEP services have yet to be finalised through a condition attached to this approval, it is considered appropriate to attach the requested condition to mitigate against any potential noise impacts created by the finalised MEP scheme.

Waste
The applicant has yet to submit a waste management strategy. However, given that the building is part of the university estate which has an extensive waste management structure in place across the campus, it is considered that the final details of this could be dealt with by a condition attached to this approval.

Access
The building has level access provided by a ramp to the main entrance on the west elevation., which is separate to the historic main entrance on the south elevation. Internally, there is a previously installed lift to provide level access to the upper floors. These access arrangements are to remain unchanged.

The use of acoustic baffles and panelling throughout the building would provide the acoustic dampening necessary to make the building usable to those with hearing difficulties or the neurodiverse.

There are no concerns regarding accessibility and hence these elements of the development are supported pursuant to policy CC10 of the Manchester Core Strategy which supports development that provide high quality accessibility.

Conclusion
The works proposed under 138993/FO/2024 and 138994/LO/2024 are supported as they would bring a disused listed building back into use, allowing the repair and upkeep of the building, including many significant features, thereby preserving its special character and appearance, whilst also providing thermal and energy efficiency benefits that would futureproof the building for use long term. Hence the works are supported pursuant to policies SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) EN19 (Waste) CC9 (Design and Heritage) CC10 (A Place for Everyone) of the Manchester Core Strategy (2012), saved policy DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve 138994/LO/2024 & Approve 138993/FO/2024

Article 35 Declaration
Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary and the scheme is considered acceptable and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC19 of the Manchester Unitary Development Plan, policies CC9, EN3, SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval 138994/LO/2024

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 PROPOSED GA ELEVATIONS SOUTH AND EAST
-Drawing - Proposed 2220-RBUM-ARC-XX-ZZ-DR-A-2220 PROPOSED GA SECTIONS
-Drawing - Proposed 2300-RBUM-ARC-XX-ZZ-DR-A-2300 EXTERNAL RAMP AND STAIRS
-Drawing - Proposed 2301-RBUM-ARC-XX-ZZ-DR-A-2301 BALUSTRADE DETAILS MEZZ 3
-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 ROOF DETAILS PLANNING
-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 2524-RBUM-ARC-XX-ZZ-DR-A-2524 CORRIDOOR TRUNKING DETAIL

-Drawing - Proposed 2525-RBUM-ARC-XX-ZZ-DR-A-2525 INTERNAL WALL 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 ELEVATION
-Drawing - Proposed 3214-RBUM-ARC-XX-ZZ-SH-A-3214 WINDOW JAMB DETAIL
-Drawing - Proposed 3220-RBUM-ARC-XX-GF-DR-A-3220 DOOR SCHEDULE LEVEL GF
-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
-Drawing - Proposed 3225-RBUM-ARC-XX-GF-DT-A-3225 WEST ENTRANCE DOOR GF LEVEL
-Drawing - Proposed 3226-RBUM-ARC-XX-GF-DT-A-3226 FIRE SCREEN CORRIDOR GF LEVEL
-Drawing - Proposed 3227-RBUM-ARC-XX-GF-DT-A-3227 SOUTH LOBBY ENTRANCE DOOR 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 3230-RBUM-ARC-XX-GF-DT-A-3230 SCREEN INCREASING TO DOOR OPENING GF LEVEL
-Drawing - Proposed 3231-RBUM-ARC-XX-GF-DT-A-3231 RECEPTION SCREEN GF LEVEL
-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 recieved 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 (XX). 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.

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 and stonework 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

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

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 this aspect of the listed building shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include, but not be limited to, leadwork, timbers, rainwatergoods, parapets and roof coverings.

This 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 commencement of the development hereby approved, 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 redundant fixing points, 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 12/01/2023), 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 development hereby approved, 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 the development hereby approved, 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 submited 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.

Condition(s) to be attached to decision for approval 138993/FO/2024

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed 2131-RBUM-ARC-XX-ZZ-DR-A-2131 PROPOSED GA ELEVATIONS SOUTH AND EAST
-Drawing - Proposed 2220-RBUM-ARC-XX-ZZ-DR-A-2220 PROPOSED GA SECTIONS
-Drawing - Proposed 2300-RBUM-ARC-XX-ZZ-DR-A-2300 EXTERNAL RAMP AND STAIRS
-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 ROOF DETAILS PLANNING
-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 ELEVATION
All received by the City Council, as Local Planning Authority, on 12/01/2024

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

-Drawing - Proposed 2210-RBUM-ARC-XX-ZZ-DR-A-2210 REV P9 GA SECTIONS PROPOSED DEMOLITION ELEVATION 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

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) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan (1995)

4) a) Prior to first use of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Manchester Museum, Oxford Road, Manchester, M13 9PL
188 Oxford Road, Manchester, M13 9GP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL