

## **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.
- A fee is payable for each request to discharge conditions.
- 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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Mr Stuart Lockwood  
The University of Manchester  
John Rylands Research Institute And  
Library  
148-158 Deansgate  
Manchester  
M3 3EH

#### **Agent (if used)**

Mr Rory Chisholm  
Donald Insall Associates Ltd  
Ducie House  
37 Ducie Street  
Manchester  
M1 2JW

### **Part 1 – Particulars of the application/development**

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**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.

**Location:** John Rylands Library, 148 - 158 Deansgate, Manchester, M3 3EH

**Date of application:** 14 August 2023

**Application number:** 137420/FO/2023

### **Part 2 – Particulars of decision**

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Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

### **Article 35 Declaration**

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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**

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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:

(PROPOSED) JRL-DIA-ArchitecturalElevations\_Merged:

JRL-DIA-ZZ-ZZ-D30-ACL-4500-North\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4501-East\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4502-South\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4503-West\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4050-North\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4051-East\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4052-South\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4053-West\_Elevation\_as\_Proposed\_GA

(PROPOSED) JRL-DIA-ArchitecturalGeneralArrangementPlans\_Merged:

JRL-DIA-ZZ-50A-D60-ACL-4055-Fourth\_Floor\_Plan\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D60-ACL-4111-Landscape\_as\_Proposed\_GA

(PROPOSED) JRL-DIA-Details\_Merged:

JRL-DIA-ZZ-50A-D20-ACL-3053-Proposed\_Louvre\_Detail  
JRL-DIA-ZZ-ZZ-D60-ACL-5000-Site\_Plan\_GA  
JRL-DIA-ZZ-ZZ-D60-ACL-5001-Location\_Plan\_GA

(STRIPPING OUT) JRL-DIA-ArchitecturalKeyAreaDetailPlans-StrippingOut\_Merged:

JRL-DIA-ZZ-50A-D60-ACL-2155-Fourth\_Floor\_Plan\_Stripping\_Out\_GA

(PROPOSED) Report - Heritage Design and Access Statement - John Rylands

Research and Institute Library\_Next Chapter

MAN.JRL.03 Volume 2 - Appendix I-IV - part 1

MAN.JRL.03 Volume 2 - Appendix I-IV - part 2

MAN.JRL.03 Volume 3 - Appendix V

(PROPOSED) Request for External Elevations:

JRL-DIA-ZZ-ZZ-D30-ACL-4062-South\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4063-West\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4511-East\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4512-South\_Elevation\_as\_Proposed\_GA  
JRL-DIA-ZZ-ZZ-D30-ACL-4513-West\_Elevation\_as\_Proposed\_GA

MEP Packages

JRL-HLEA-ZZ-50A-D60-CS-3001

Report

JRL-WML-ZZ-XX-TR-S-1003 JRL Stage 3 report\_01

Structural and Civils Packages

JRL-WML-ZZ-10A-D-S-0010-P04

JRL-WML-ZZ-10A-DR-S-3300-P02

JRL-WML-ZZ-50A-D60-S-4001-P03

All above received on the following dates and as set in email from applicants agent 5 February 2024 11:30 hrs to MCC.

Listed Building Consent and Planning Application: Date Submitted: 27.06.23

Listed Building Consent and Planning Addendums: Date Submitted: 03.07.23

Listed Building Consent and Planning Application (Elevation Updates): Date Submitted: 13.07.23

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) 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 safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

4) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. 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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) a) Prior to the commencement of development, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. baseline samples and specifications of all materials to be used on all external elevations;
- ii. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and
- iii. a programme for the production of the full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

The development shall be carried out in accordance with the approved details.

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.

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.

## **Informatives**

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### **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:

[http://www.manchester.gov.uk/info/100011/roads\\_parking\\_and\\_transport/1988/naming\\_and\\_numbering\\_of\\_houses\\_buildings\\_streets\\_and\\_roads/2](http://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.

### **PUBLIC REALM**

It is noted that there are proposed amendments to the public realm in Spinningfields Square, including the installation of a new seating arrangement and the relocation of some

external banners that are installed into the public realm.

The proposed public realm features would require a S278 agreement and as the proposed

bench is a bespoke feature, commuted sums may be required. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact

Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

### **FIT OUT MANAGEMENT**

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant is advised that

any requirements for licensing, hoarding / scaffolding and any associated temporary traffic

management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004)

Email -[highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk)

Date: 6 February 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) 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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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 his 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.

## Appendix A



# The Coal Authority

## **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*Standing Advice valid from 1<sup>st</sup> January 2023 until 31<sup>st</sup> December 2024*