

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

CST Limited Partnership
Victoria Road
Douglas
IM2 4DF

Agent (if used)

Mr Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal works comprising of installation of kitchen, extract equipment and internal partitions, and external works for the replacement of glazed entrance with timber door, removal and replacement of feature lamps to entrance and installation of new plant to roof.

Location: Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB

Date of application: 25 August 2023

Application number: 137821/LO/2023

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/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 negotiation has been able to successfully resolve the identified concerns and issues.

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:

- o AXI L00 Stage 3 Rev 00: Location and site plans
- o AXI L01 Stage 3 Rev 00: Location and site plans
- o AXI - 010 Stage 3 Rev 00: Ground & Basement Floor Demolition Plans
- o AXI - 110 Stage 3 Rev 00: Proposed Partition Details
- o AXI - 111 Stage 3 Rev 00: Typical Shadoe Gap Detail As Proposed (Received 20/12/2023)
- o AXI - 500 Stage 3 Rev 00: Proposed Ceiling Details
- o AXI - 501 Stage 3 Rev 01: Proposed external wall details (Received 12/04/2024)
- o AXI - 504 Stage 3 Rev 00: Proposed Floor Details
- o 23-161 JD-01 Rev I: Planning: Proposed Ground Floor Entrance (Received 15/03/2024)
- o 23-161 JD-02 Rev D: Planning: Entrance Door Details 1/2 (Received 15/03/2024)
- o 23-161 JD-03 Rec D: Planning: Entrance Door Details 2/2 (Received 15/03/2024)
- o 23-161 EL-01 Rev D: Planning: Proposed External Elevations (Received 12/04/2024)
- o 23-161 EL-02 Rev B: Planning: Proposed Internal Sections (Received 12/04/2024)
- o 23-161 EL-03 Rev B: Planning: Proposed Internal Sections (Received 12/04/2024)
- o 23-161 EL-04 Rev D: Planning: Proposed External Elevations (Received 15/03/2024)
- o 23-161 EL-05 Rev C: Planning: Proposed External Elevations (Received 15/03/2024)
- o 23-161 GA-01 Rev B: Planning: Proposed Ground Floor and Basement GA Plan (Received 20/12/2023)
- o 23-161 GA-02 Rev A: Planning: Proposed Ground and Basement RCP (Received 20/12/2023)
- o 23-161 GA-03 Rev A: Planning: Proposed Ground and Basement Ceiling Finishes (Received 20/12/2023)
- o 23-161 GA-04 Rev A: Planning: Proposed Basement Partition Layout (Received 20/12/2023)
- o 23-161 GA-05 Rev C: Wall Finishes Plan (Received 12/04/2024)
- o 23-161 GA-06 Rev A: Floor Finishes Plan (Received 20/12/2023)
- o 001-1056-11: Proposed Lower Ground Floor Extract Plan (Dated 28/11/2023; Received 18/12/2023)
- o 001-1056-12: Proposed Roof Extract Plan (Dated 28/11/2023; Received 18/12/2023)
- o 001-1056-SC: Proposed Site Extract Schematic (Dated 29/11/2023; Received 18/12/2023)
- o Covering Letter (Prepared by Paul Butler Associates; Dated 08/08/2023; Received 08/08/2023)
- o Planning Statement (Prepared by Paul Butler Associates; Dated 04/08/2023; Received 09/08/2023)
- o Heritage Statement (Prepared by Stephen Levrant Heritage Architects; Dated 21/07/2023; Received 08/08/2023)
- o External Shopfront Study (Prepared by Other Side; Dated 15/12/2023; Received 20/12/2023)
- o Access Appraisal Statement (Prepared by AXI; Dated 17/11/2023; Received 21/11/2023)
- o Pre-Acquisition Survey Report (Prepared by Paragon Dated 12/07/2021; Received 09/08/2023)

- o Refuse Store Plan (Received 14/11/2023)
- o Waste Management Strategy (Received 14/11/2023)
- o Construction Environmental Management Plan & Construction Method Statement Issue 2 (Dated September 2023; Received 06/10/2023)
- o Environmental Noise Survey and Plant Noise Assessment Report Rev 5 (Prepared by Hann Tucker Associates; Received 18/12/2023)
- o Email correspondence RE acoustics (Prepared by Paul Butler Associates; Dated & Received 18/12/2023)
- o Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Prepared by Chapman Ventilation; Dated 20/04/2023; Received 18/12/2023)
- o Blacklock Manchester - Extraction Cleaning Schedule (Received 22/01/2024)
- o Crime Impact Statement Version A (Prepared by Greater Manchester Police Design for Security; Dated 12/01/2022; Received 09/08/2023)

Stamped as received by the City Council as Local Planning Authority on 09/08/2023 unless specified otherwise.

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 and the National Planning Policy Framework

3) Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the property's entrance on Peter Street, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Details of the exterior timber door (Including depth, width, profile and decorative finish) and method of affixing it to the listed building
- b) Details of the external signage zone timber framework (Including depth, width, projection, any necessary cabling/M&E and material finish)
- c) Details of arched timber frame (Including depth, width, projection and material finish)
- d) Details of the internal door (Including depth, width, profile and decorative finish) and method of affixing it to the listed building
- e) Details of internal connector lid to external and internal doors (Including depth, width, profile and decorative finish)

The scheme shall then proceed in accordance with the approved details and be retained and maintained thereafter.

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) Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the external lights and menu boards hereby approved, a scheme for the final details (including where appropriate specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Details of the external lights, including physical samples, method of affixing to the listed building and M&E supply details.
- b) Details of the menu boards, including physical samples (That shall confirm its profile, depth and material finish), method of affixing to the listed building and M&E supply details.

The scheme shall then proceed in accordance with the approved details and be retained and maintained thereafter.

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) Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the internal wall finishes hereby approved, a scheme for the final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Details of reclaimed brick slips (Including depth, width and profile)
- b) Paint finishes
- c) Window plasterboarding (Including depth, width, profile and decorative finish) and method of affixing it to the listed building.

The scheme shall then proceed in accordance with the approved details and be retained and maintained thereafter.

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.

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: 17 April 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.