

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137421/LO/2023

Date registered valid: 14 August 2023

Proposal: External and internal alterations to existing building include lighting, power, data routes/cables, air conditioning, new openings, new partitions and screens, upgraded entrance lobby, new level access routes, upgraded exhibition spaces, secondary glazing, audio/visual, and works to plant compound.

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

Ward(s): Deansgate Ward

Applicant: Mr Stuart Lockwood The University of Manchester

Agent (if any): Mr Rory Chisholm Donald Insall Associates Ltd

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 February 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 11 October 2023 Expired: 1 November 2023

Neighbour notifications

Printed: 17 August 2023 Expired: 7 September 2023

Site notice

Posted: 22 August 2023 Expired: 12 September 2023

Press advert

Published: 22 August 2023 Expired: 5 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade I

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: NA

Description of area

This application relates to the John Rylands Library which is a Grade I listed building located in the Deansgate/Peter Street Conservation Area in the City Centre of Manchester.

Description of development

External and internal works are proposed which include lighting, power, data routes/cables, air conditioning, new openings, new partitions and screens, upgraded entrance lobby, new level access routes, upgraded exhibition spaces, secondary glazing, audio/visual, and works to plant compound. The proposed works are designed to allow and facilitate the following:

Upgrades to cellar storage spaces to allow for improved storage and sorting.

New access routes between separate parts of the building.

New feature ramp and landing/ welcome space into historic cellars.

Converting existing cellar storage into teaching and engagement spaces.

Upgrades to existing teaching and engagement spaces.

Improved exhibitions and gallery spaces.

Improved wayfinding.

New feature entrance lobby at modern entrance.

Improved event space with upgraded conditions in modern entrance room.

Improved shading and privacy in glazed modern entrance space.

New viewing windows into previously publicly-unseen historic rooms.

Improved staff working conditions; including power, data and air conditioning.

New storage spaces in currently underused rooms.
Bespoke Imaging Suite.

Consultations & Notification Responses

The proposal has been advertised in the press, notice placed on site and neighbours notified by letter. No representations have been received.

Historic England – Did not wish to comment but deferred to LPA's specialist advisors.

National Amenity Societies – No representations received.

MCC Urban Design – Recommends conditions to final layout and fit out of exhibitions spaces.

GMAU – Recommends a condition designed to protect archaeology.

Issues

Statutory duty Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Relevant policies Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities should take account of: • The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation • The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and • The desirability of new development making a positive contribution to local character and distinctiveness Regarding designated heritage assets, paragraph 193 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Local development plan. Relevant in this case are: • Policy EN3 of the City Council's Local Development Framework Core Strategy, adopted July 2012. This states: Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved policy DC18 of the Unitary Development Plan (Conservation Areas), which states that the council will seek to preserve and enhance the character of its designated conservation areas.

Saved Policy DC19 (Listed Buildings), which states: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or historic Interest, the Council will have regard to the

desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The policy states furthermore that the council will not permit a change of use of a listed building where it would have a detrimental effect on its character or appearance; and not permit any external or internal alteration or addition where there would be an adverse effect on its architectural or historic character.

The impact of the proposed works upon the Character, significance and appearance of this grade I listed building and character of the Deansgate Conservation Area.

The applicant has submitted a detailed assessment of significance which balances the impacts of the works on the significance of the areas affected. On balance, It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are consistent with the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would enhance the efficiency of the building and its character and appearance. The proposal would not have an impact upon the character of the Deansgate Conservation Area.

It is however, considered appropriate to impose conditions which is designed to protect archaeology and fit out of exhibition spaces.

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 policies 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

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) to be attached to decision for approval

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:

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

JRL-DIA-ZZ-01B-D60-ACL-4000-Cellar_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-20B-D60-ACL-4001-First_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-30B-D60-ACL-4002-Mezzanine_Floor_as_Proposed_GA
JRL-DIA-ZZ-40B-D60-ACL-4003-Reading_Room_as_Proposed_GA
JRL-DIA-ZZ-40B-D60-ACL-4004-Reading_Room_Mezzanine_as_Proposed_GA
JRL-DIA-ZZ-00A-D60-ACL-4150-Basement_Plan_as_Proposed_GA
JRL-DIA-ZZ-10A-D60-ACL-4051-Ground_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-20A-D60-ACL-4052-First_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-30A-D60-ACL-4053-Second_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-40A-D60-ACL-4054-Third_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-50A-D60-ACL-4055-Fourth_Floor_Plan_as_Proposed_GA
JRL-DIA-ZZ-ZZ-D60-ACL-4111-Landscape_as_Proposed_GA

JRL-DIA-ZZ-01B-D60-ACL-4200-Cellar_RCP_as_Proposed
JRL-DIA-ZZ-20B-D60-ACL-4201-First_Floor_RCP_as_Proposed
JRL-DIA-ZZ-20B-D60-ACL-4203-Reading_Room_RCP_as_Proposed
JRL-DIA-ZZ-20B-D60-ACL-4204-Reading_Room_Mezzanine_RCP_as_Proposed
JRL-DIA-ZZ-00A-D60-ACL-4250-Basement_RCP_as_Proposed
JRL-DIA-ZZ-10A-D60-ACL-4251-Ground_Floor_RCP_as_Proposed
JRL-DIA-ZZ-20A-D60-ACL-4252-First_Floor_RCP_as_Proposed
JRL-DIA-ZZ-30A-D60-ACL-4253-Second_Floor_RCP_as_Proposed
JRL-DIA-ZZ-40A-D60-ACL-4254-Third_Floor_RCP_as_Proposed
JRL-DIA-ZZ-50A-D60-ACL-4255-Fourth_Floor_RCP_as_Proposed

JRL-DIA-ZZ-01B-D60-ACL-4110-Ramp_Area_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4150-Modern_Entrance_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4151-Glazed_Screen_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4152-Shading_Screens_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-40A-D60-ACL-4153-Wolfson_Room_as_Proposed_Key_Area_Detail

JRL-DIA-ZZ-40A-D60-ACL-4154-Printed_Book_Room_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-30A-D60-ACL-4155-Staff_Spaces_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-20A-D60-ACL-4156-Dante_Room_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-20A-D60-ACL-4157-Imaging_Suite_as_Proposed_Key_Area_Detail
JRL-DIA-ZZ-10A-D60-ACL-4158-Atrium_Entrance_as_Proposed_Key_Area_Detail

JRL-DIA-ZZ-01B-D80-ACL-4910-Ramp_Area_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D80-ACL-4950-Modern_Entrance_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D80-ACL-4951-Glazed_Screen_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D60-ACL-4952-Shading_Screens_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-40A-D80-ACL-4953-Wolfson_Room_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-40A-D80-ACL-4954-Printed_Book_Room_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-30A-D80-ACL-4955-Staff_Spaces_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-20A-D80-ACL-4956-Dante_Room_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-20A-D80-ACL-4957-Imaging_Suite_as_Proposed_Key_Area_Detail_Section
JRL-DIA-ZZ-10A-D80-ACL-4958-Boiler_Room_as_Proposed_Key_Area_Detail_Section

JRL-DIA-ZZ-01B-D20-ACL-3000-Proposed_Engagement_Space_Door_No1_Detail
JRL-DIA-ZZ-01B-D20-ACL-3001-Proposed_Engagement_Space_Door_No2_Detail
JRL-DIA-ZZ-01B-D20-ACL-3002-Proposed_Sorting_Space_Door_Detail
JRL-DIA-ZZ-01B-D20-ACL-3003-Proposed_Area_and_Breakthrough_Detail
JRL-DIA-ZZ-01A-D20-ACL-3050-Proposed_Atrium_Lancet_Window_Detail
JRL-DIA-ZZ-01A-D20-ACL-3051-Proposed_Imaging_Suite_Door_Detail
JRL-DIA-ZZ-10A-D20-ACL-3052-Proposed_Entrance_Detail
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

JRL-DIA-ZZ-01B-D60-ACL-4310-Ramp_Area_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4318-Main_Engagement_Space_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4319-Lobby_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4320-Quarantine_Space_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4321-Sorting_Space_Room_Data
JRL-DIA-ZZ-01B-D60-ACL-4322-Dedicated_Storage_Space_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4350-Entrance_East_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4351-Entrance_West_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4352-Atrium_Room_Data
JRL-DIA-ZZ-10A-D60-ACL-4360-Boiler_Room_Data
JRL-DIA-ZZ-20A-D60-ACL-4358-Dante_Room_Room_Data
JRL-DIA-ZZ-20A-D60-ACL-4359-Imaging_Suite_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4311-Spencer_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4312-Crawford_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4313-Permanent_Gallery_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4314-Flexible_Engagement_Space_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4315-Flexible_Meeting_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4316-Temporary_Gallery_Room_Data
JRL-DIA-ZZ-20B-D60-ACL-4317-Historic_Entrance_Room_Data
JRL-DIA-ZZ-20A-D60-ACL-4323-Dedicated_Storage_Space_First_Floor_Room_Data
JRL-DIA-ZZ-30A-D60-ACL-4355-Virtual_Teaching_Suite_Room_Data
JRL-DIA-ZZ-30A-D60-ACL-4356-Meeting_Room_Room_Data
JRL-DIA-ZZ-30A-D60-ACL-4357-Staff_Breakout_Space_Room_Data
JRL-DIA-ZZ-40A-D60-ACL-4353-Wolfson_Room_Room_Data
JRL-DIA-ZZ-40A-D60-ACL-4354-Printed_Book_Room_Room_Data

JRL-DIA-ZZ-00A-D60-ACL-2150-Basement_Plan_Stripping_Out_GA
JRL-DIA-ZZ-01B-D60-ACL-2100-Cellar_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-10A-D60-ACL-2151-Ground_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-20B-D60-ACL-2101-First_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-30A-D60-ACL-2153-Second_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-30B-D60-ACL-2102-Mezzanine_Floor_Stripping_Out_GA
JRL-DIA-ZZ-30B-D60-ACL-2102-Mezzanine_Floor_Stripping_Out_GA
JRL-DIA-ZZ-40A-D60-ACL-2154-Third_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-40B-D60-ACL-2103-Reading_Room_Stripping_Out_GA
JRL-DIA-ZZ-50A-D60-ACL-2155-Fourth_Floor_Plan_Stripping_Out_GA
JRL-DIA-ZZ-40B-D60-ACL-2104-Reading_Room_Mezzanine_Stripping_Out_GA

Report - Heritage Design and Access Statement - John Rylands Research and Insitute
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

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
JRL-DIA-ZZ-20A-D20-3069-S3-P1-Proposed Imaging Suite Door - Detail

Acoustics Packages

NOTE-1014369-5A-LR-20230428-Stage 3 acoustic design considerations-Rev00
REP-1014369-5A-LR-20230428-Acoustic planning report-Rev00

Fire Strategy

REP-1922650-5A-MS-20230519-Stage 3 Fire Strategy-Rev03

MEP packages

Drawings

JRL-HLEA-MEPDrawingsMerged
JRL-HLEA-ZZ-50A-D60-CS-3001
JRL-HLEA-ZZ-01B-D60-M-3001
JRL-HLEA-ZZ-10A-D60-E-3001
JRL-HLEA-ZZ-10A-D60-E-3002
JRL-HLEA-ZZ-10A-D60-M-3001
JRL-HLEA-ZZ-20A-D60-E-3001
JRL-HLEA-ZZ-20A-D60-E-3002
JRL-HLEA-ZZ-20A-D60-M-3001
JRL-HLEA-ZZ-20B-D60-E-3001
JRL-HLEA-ZZ-20B-D60-M-3001
JRL-HLEA-ZZ-30A-D60-E-3001
JRL-HLEA-ZZ-30A-D60-M-3001
JRL-HLEA-ZZ-40A-D60-E-3001
JRL-HLEA-ZZ-40A-D60-E-3002
JRL-HLEA-ZZ-40A-D60-M-3001
JRL-HLEA-ZZ-50A-D60-CS-3001
JRL-HLEA-ZZ-XX-D20-M-3001

Report

JRL-HLEA-70-ZZ-LS-E-3001

JRL-HLEA-XX-XX-TR-ME-3001-MEP Engineering Stage 3 Report_P02

Structural and Civils Packages

Drawings

JRL-WML-StructuralAndCivilDrawings_Merged

JRL-WML-ZZ 01B-D-S-3110-P03

JRL-WML-ZZ-01B-D-S-3112 P01

JRL-WML-ZZ-01B-D-S-3115-P01

JRL-WML-ZZ-01B-D-S-3120-P01

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

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

JRL-WML-ZZ-20A-D60-S-3002-P03

JRL-WML-ZZ-20A-D-S-3130-P02

JRL-WML-ZZ-40A-D60-S-3004-P02

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

JRL-WML-ZZ-ZA-D60-S-3140-P02

Report

JRL-WML-ZZ-XX-TR-S-1003 JRL Stage 3 report_01

Exhibitions Designs

Report

A2506-John Rylands LBA_Nissen Richards studio

A2506_John Rylands Planning statement -Permanent Gallery

All above received on the following dates and as set in in email from applicants agent 2
February 2024 14:29 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

Listed Building Consent and Planning Application (amendments required by MCC): Date
Submitted: 25.01.24

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. No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to

and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - an archaeological watching brief during historic fabric removal and intrusive ground works.
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set

out within the approved WSI.

Reason: To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester, and in accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

4. Notwithstanding the details as set out in drawings numbered:

JRLDIAZZ20BD60ACL4001

JRLDIAZZ20BD60ACL4313

JRLDIAZZ20BD60ACL4316

JRLDIAZZ20BD60ACL4001

and those drawings set out in condition 2 above before the following elements proceed final details (including where appropriate specification and method statements) of the following must be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Full and final details of the setting out of exhibition spaces, associated displays and furniture.
- (b) Full and final details of any fixings, required for displays, lighting and furniture to internal and original stonework.

All of the above must be implemented in accordance with the approved details.

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.

5. Notwithstanding the information as set out in condition 2 above, before the following elements proceed final details (including where appropriate specification and method statements) of the following must be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Full and final details of the proposed fire doors, glazed screens and other partitions to the basement, including affixing/junction details, materials, finish and cross-sections;
- (b) Full and final details of the glazed screen, as per drawing no. JRL DIA ZZ 01B D60 ACL 4110;
- (c) Full and final details of the proposed works to accommodate new WCs in the basement, including internal elevations, finishes and details of any associated furniture / sanitary installations;
- (d) Full and final detail of the digital interactive screen to basement;
- (e) Full and final details of the proposed new ceilings to Imagining Suite and Wolfson Room, including affixing/junction detail, material and finish;
- (f) Full and final details and a sample of frame and glazing to the proposed lancet windows to atrium;
- (g) Full and final details and samples of the proposed exposed concrete, stone, brick, metal mesh, timber balustrade, timber panelling and timber and steel frames (basement) proposed for internal works;
- (h) A full scale sample of the proposed louvres to south elevation;
- (i) Product specifications and a sample of the proposed louvres to plant extension;
- (j) An in-situ sample of the proposed solar film to 2000s extension;

- (k) Full and final details of the proposed secondary glazing to the 1960s block, including a detailed cross-section and an in-situ sample;
- (l) Further information on the exact scope of works and proposed alterations to the Dante, Anti-Dante and boiler room, including but not limited to annotated internal elevations and/or cross-sections;
- (m) Full and final details of the M&E services and drainage, including exact location of routes/outlets and details of internal appearance/manifestation (including cross-sections/internal elevations, as required) and samples of any exposed containment;
- (n) Sufficient safeguards on the removal, storage and new location for the historic furniture removed from the basement;
- (o) Proposed finishes and full and final details of works to any historic features, fabric and finishes of the Grade I listed asset, including a detailed method statement, other than those works and finishes specifically agreed as per the approved drawings;

All of the above must be implemented in accordance with the approved details.

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.

6. Details of a watching brief for the strip out / removal of the original fabric and structural elements of the historic structure / features to ground floor and basement / cellars to create a new public access shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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.

Appendix 1 – List of consultees & neighbours notified

National Amenity Societies
Greater Manchester Archaeological Advisory Service
Heritage & Urban Design
Historic England (North West)

Seventh To Eleventh Floors, 125 Deansgate, Manchester, M3 2BY
Third Floor, 125 Deansgate, Manchester, M3 2BY
Second Floor, 125 Deansgate, Manchester, M3 2BY
First Floor, 125 Deansgate, Manchester, M3 2BY
Fourth Floor, 125 Deansgate, Manchester, M3 2BY
Sixth Floor, 125 Deansgate, Manchester, M3 2BY
44 Bridge Street, Manchester, M3 3BZ
18 Wood Street, Manchester, M3 3EF
16 Wood Street, Manchester, M3 3EF
123 Deansgate, Manchester, M3 2BY
125 Deansgate, Manchester, M3 2BY
Wood Street Mission, 26 Wood Street, Manchester, M3 3EF
24 Wood Street, Manchester, M3 3EF
22 Wood Street, Manchester, M3 3EF
20 Wood Street, Manchester, M3 3EF
Unit 2A, Spinningfields Square, Manchester, M3 3AP
36 Bridge Street, Manchester, M3 3BT
Australasia, 2 Spinningfields Square, Manchester, M3 3AP
Second Floor Front, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Second Floor Right, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Unit G22, 2 Spinningfields Square, Manchester, M3 3AP
Spinningfields Magistrates Court, Crown Square, Manchester, M3 3EN
2 Spinningfields Square, Manchester, M3 3AP
First Floor, Rational House, 64 Bridge Street, Manchester, M3 3BN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL