MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138495/FO/2023 and 138496/LO/2023
Date registered valid:	6 November 2023
Proposal:	Rebuilding of retaining wall including erection of three brick support piers to west wall section and the rebuilding of the remaining wall section.
Address:	Whitworth Institute, Oxford Road, Manchester, M15 6ER
Ward(s):	Ardwick Ward
Applicant:	Mrs Jo Wavish The University of Manchester
Agent (if any):	Mrs Jo Wavish University of Manchester
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 December 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 6 December 2023

Standard consultations:
Printed: 5 December 2023 Expired: 26 December 2023

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 13 November 2023 Expired: 4 December 2023

Press advert
Published: 21 November 2023 Expired: 5 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application relates to the Grade II Listed Whitworth Art Gallery, which is a substantial two storey building that was built as an art gallery in c. 1895-1900 and was designed by James William Beaumont in the Free Jacobean style. It is constructed of red brick with bands and dressings of matching terracotta and green slate rooves. It has two towers and a large porch projecting to the front plus short wings to left and rear and decorative detailing including Baroque turrets, moulded cornice, parapet, stone Ionic columns, stone frieze and raised gold lettering stating "Whitworth Galleries."

The Whitworth Art Gallery still operates as an art gallery and houses an extensive and eclectic collection of Art.

The building is located with Whitworth Park, which is a public park that was established as part of the Whitworth Institute. The site has been owned by the University of Manchester since 1958 when it became the Whitworth Art Gallery. There is a statue of 'Edward VII' by John Cassidy and a First World War memorial to the 7th Manchester troop.

The site is within the Manchester University Campus and is located opposite Manchester Royal Infirmary and adjacent the Ardwick, Rusholme and Moss Side areas of Manchester surrounding uses include educational uses, a school, shops, bars, cafes and restaurants

The park is bounded by Wilmslow Road, Moss Lane East, Manchester Academy and Denmark Road. The site is not located in a Conservation Area.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

The part of the building subject of this application is the retaining wall that is situated on the south elevation and is in four segments. It is constructed from brick with terracotta coping. It has seven piers with terracotta cladding extending above the upper ground level. These piers form a balustrade. A painted steel handrail sits atop the wall.

Description of development

Planning permission and Listed Building Consent is sought for the careful taking down and rebuilding of the parapet and coping of part of the retaining wall of the Art Gallery to resolve the instability including diagonal cracking using reclaimed materials. Three brick piers would also be constructed to support the west section of the wall within the lightwell.

Consultations & Notification Responses

Neighbourhood Team Leader (Arboriculture) - No comments received.

Oxford Road Corridor - No response received.

University Of Manchester - No response received.

138495/FO/2023 - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. Neutral comments were received and are summarised as follows:

Friends of Whitworth Park

Our responsibility as a group of volunteers for more than 20 years has been to protect and safeguard the use and development of this much-loved Park. We are proud of the Park's heritage and history and note that it has one of the highest footfalls of all the Manchester's Parks, given its pivotal location between the very high-density Ardwick, Rusholme and Moss Side communities, and the expanding University and Hospital facilities.

We became aware of this planning application on November 30th. We were surprised that we had not been informed about it by the Gallery or University at an earlier stage. We usually have a close working partnership with the Gallery, but on this occasion the construction plans were not communicated to us until last week. This is why we are making this submission in order to meet your deadline of December 4th.

We would want to make it clear that we are in no way opposed to the planned construction work on the gallery building. However, it is inevitable that the organisation of this work is going to have a negative impact on the Park for a considerable period of time. We understand that the construction work requires an associated work site (with relevant temporary cabins etc) as well as access for a very large number of lorries. And that this works' site will be located in an area of the park opposite the construction site. Clearly this will all have to be fenced off, and access to park users prohibited. (We are surprised that there appears to be no mention of this in the planning application). We are also concerned about how lorries will enter the site, and whether this will significantly impact on the many users who access the park through the main gateway on Oxford Road.

We hope that through the planning process we can receive reassurances about the steps that are planned to mitigate any risks to our large number of park users, and the extent to which the negative impact on Park facilities can be limited during the anticipated 16-week construction period. We would also request an assurance that any damage to the Park infrastructure will be remedied e.g., to pathways and grass areas. We would specifically request that as compensation for the considerable disruption caused to park users, that the path adjacent to this site (which requires upgrading) should be fully renewed at the end of the work.

Finally, we would point out that the Park is adjacent to the Manchester Academy School with which we have a close and positive working relationship. But this means that every morning and afternoon the park is filled with hundreds of pupils either going to school or returning home. Their safety needs to be prioritised and the site secured in a way that does not attract any casual vandalism. To mitigate this, we believe there may be educational opportunities to involve young people (and other Park users) in understanding the historical significance of the work being undertaken.

We would request that in your response to the application you take our submission into consideration so the necessary construction work can be undertaken with the least possible negative impact on this historic Park.

Councillor Erinma Bell MBE - Supports the comments made by The Friends of Whitworth Park and would appreciate being kept informed of the planning application

138496/LO/2023 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No representations have been received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy EN9 (Green Infrastructure) states that development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.

Policy EN10 (Safeguarding open space, sport and recreation facilities) advises that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation.
facilities.

Policy EN12 (Area priorities for Open Space, Sport and Recreation) requires the enhancement of the quality of existing areas and integrate new facilities within the character of the area within the City Centre.

Policy EN15 (Biodiversity and Geological Conservation) states that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning

applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is
clearly justified and outweighed by the public benefits of the proposal.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-P 6 (Health) states that to help tackle health inequality new development will be required, as far as practicable, to include support for healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice.

Policy JP-P 7 (Sport and Recreation) states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by requiring new development to support the achievement of strategic and local plan standards by providing new and/or improving existing facilities commensurate with the demand they would generate, ensuring that they meet accessibility standards and locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 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.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity -

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

The works are considered necessary to stabilise the wall and to allow access to the area of the lightwell that is currently out of bounds to allow maintenance. The works have been informed by a structural report.

The existing wall is currently unsafe. The proposed works would provide buttress support to the west side of the wall and a new mass concrete wall with footings to the remainder, which would make the structure safe.

The brickwork of the new piers would be matched to the existing wall and reclaimed bricks from the wall would be reused if possible. Matching bricks would also be used to cover the new concrete wall. Terracotta would also be reused, if possible, but is more fragile than the bricks so is likely to be mainly reclaimed material.

The piers would also be constructed in plinth bricks to match the profile of the existing wall. The mortar type, colour and profile would match the existing as far as possible to integrate the new works with the construction of the existing wall.

The re-use of the existing materials and use of reclaimed materials would result in a design that is in keeping with the heritage of the asset. The design has also been worked up to stabilise the wall while protecting the trees in the vicinity as far as possible.

The metal handrail would be re-used and redecorated, to give it protection from the elements.

The proposed work would have minimal impact on the heritage asset.

Conditions would be required to require samples of materials and would also be required for detailed that are not known until

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 paragraph 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the original wall would be stabilised allowing the reuse of the lightwell and protecting the safety of people using the park.

Given the above the proposals are considered to be in accordance with the above identified policies.

Biodiversity and the impact on the adjacent park -

The University has been working closely with Bartlett in order to minimise the impact of the proposed works on the trees in the vicinity.

An Arboricultural Implications Assessment and Draft Tree Protection Plan Report have been submitted in support of the applications.

The following measures are proposed to protect the existing trees and are understood to have been discussed with the City Council's Arboriculture service:

- Utilise vacuum excavation if feasible to minimise root severance.
- Where root severance is not deemed appropriate then roots to be retained, wrapped in damp hessian and worked around.
- Robust tree protective barriers to be erected prior to the commencement of works on site and to remain in-situ for the duration of the project.
- Bartlett would monitor the tree health during and after the works and to treat soil in the area with potassium phosphate or similar.

Construction

Access to the site would be via the Moss Lane East entrance to the park. It is understood that this is the route that is used for all projects at the Whitworth Art Gallery requiring vehicle access.

The applicant has also advised the following:

Any damage would be made good, and an allowance has been made to stone the corners of the paths for the duration of the works, to mitigate the risk of damage. All fencing would be robust and secure, to prevent unauthorised access.

Manchester Academy would be liaised with in advance of the works starting to ensure that they are aware of the site traffic via the Moss Lane East entrance, and to better understand their busy periods (start / end of school etc.) An opportunity for interested pupils to visit site, could also be possible if this was something the school wanted to explore.

Conditions would be required for final tree protection proposals and for the reinstatement of any damage to the park.

Given the above the proposals are considered to be in accordance with the above identified policies.

Conclusion

The works would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and would allow needed maintenance of the heritage asset to take place.

Comments have been received and have been addressed above however, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

138495/FO/2023

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 031AA-8529-A100 Rev - received by the City Council as local planning authority on 6 November 2023

The drawings referenced:

031AA-8529-A102 Rev -
031AA-8529-A202 Rev -

received by the City Council as local planning authority on 6 November 2023

031AA-8529-A301 Rev -

received by the City Council as local planning authority on 14 December 2023

The Design & Access Statement prepared by The University of Manchester received by the City Council as local planning authority on 12 December 2023.

The Tree Survey and Tree Constraints Plan Report received by the City Council as local planning authority on 6 November 2023

The Assessment & Draft Tree Protection Plan Report prepared by Bartlett Consulting received by the City Council as local planning authority on 6 November 2023

Basement retaining wall Condition Report prepared by Curtins received by the City Council as local planning authority on 12 December 2023

The emails from The University of Manchester dated 12 December 2023 and 14 December 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, EN9, EN10, EN12, EN15, SP1, CC4, CC9, CC10, and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of the development hereby approved the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all new brick samples and terracotta samples, the special bricks for the buttresses, repairs, mortar and pointing work.

(b) a strategy for quality control management.

The approved materials shall be used in the construction of the development hereby approved.

Reason - In the interests of ensuring the correct rebuilding of the wall and because the proposed works affect a building that is within the curtilage of 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of the development, a finalised tree protection plan report shall be submitted to and approved in writing by the City Council as local planning authority. The measures within the approved report shall be fully implemented in accordance with the approved details before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) Prior to the completion of the works hereby approved, a reinstatement strategy for any damage to paths, grass, planting, shrubs, structures and trees shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works shall be completed within 3 months of completion of the works hereby approved.

Reason - In order damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Assessment & Draft Tree Protection Plan Report prepared by Bartlett Consulting received by the City Council as local planning authority on 6 November 2023; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

138496/LO/2023

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 031AA-8529-A100 Rev - received by the City Council as local planning authority on 6 November 2023

The drawings referenced:

031AA-8529-A102 Rev -
031AA-8529-A202 Rev -

received by the City Council as local planning authority on 6 November 2023

031AA-8529-A301 Rev -

received by the City Council as local planning authority on 14 December 2023

The Design & Access Statement prepared by The University of Manchester received by the City Council as local planning authority on 12 December 2023.

Basement retaining wall Condition Report prepared by Curtins received by the City Council as local planning authority on 12 December 2023

The email from The University of Manchester dated 12 December 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) Prior to the commencement of the development including any dismantling of any part of the wall a detailed method statement for the full recording and careful dismantling, storage and reinstatement of the wall and the identification of any defects including cracks and fissures in the blocks. The detailed recording of each brickwork block including where the wall steps in shall be documented through drawings, schedules and photographs. The works to dismantle the wall shall then be carried out only in accordance with the approved method and the wall shall be rebuilt and completed in accordance with the details recorded and approved.

Reason - In the interests of ensuring the correct rebuilding of the wall and because the proposed works affect a building that is within the curtilage of 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of development including any dismantling works the following information shall be submitted to and approved in writing by the City Council as local planning authority:

a) A detailed specification for all elements of the works to take down, reconstruct and support the wall.
b) A schedule of works detailing the order of works,
c) A contractors method statement for the works including sequencing of works, protection of the existing building fabric, methods for the dismantling of the wall, the reconstruction of the wall and the construction of the new elements and the equipment to be used in the works.

The works shall then be carried out only in accordance with the approved information for the duration of the works.

Reason - In the interests of ensuring the correct rebuilding of the wall and because the proposed works affect a building that is within the curtilage of 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) a)Prior to the removal of the railings a method statement for carefully removing the railings and a detailed specification for their refurbishment, repair and reinstallation including the final colour of the paintwork shall be submitted to and approved in writing by the City Council as local planning authority.

b) Should the paint be removed in its entirety a paint analysis and the resulting colour choice shall be submitted to and approved in writing by the City Council as local planning authority prior to any repainting works.

The works to all railings of the wall shall be completed in accordance with the above prior to the completion of the development hereby approved.

Reason - In the interests of ensuring the correct rebuilding of the wall and because the proposed works affect a building that is within the curtilage of 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Oxford Road Corridor
University Of Manchester

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL