

WILES & MAGUIRE

Planning approval notice 135441/LO/2022 (dated 14th March 2023)

Analysis of conditions and the response offered.

Resonse date: 20th March 2023

Condition(s) attached to this decision

Duplicated in the planning

Response offered by applicant?

When is this to be signed off?

Included on application for conditions to be lifted ?

CONDITION No1

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

YES

No Response needed

N/A

NO

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

CONDITION No2

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

YES

No Response needed

N/A

NO

STAT 4115 demolition plan showing skirting retention etc

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.

CONDITION No3

3) Prior to commencement, specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) of any additional M&E services, not specified in the drawings and documents covered in Condition 2 (Approved Drawings), shall be submitted for approval in writing by the City Council as Local Planning Authority.

No

We provide herewith a written response acknowledging that this condition is understood and will be met

N/A

YES

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interest conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

CONDITION No4

4) Notwithstanding the details shown in the approved documents as detailed in Condition 2 (Approved Drawings) of this consent, no removal of existing windows shall commence unless and until a full-scale sample window is installed to the south (Liverpool Road) elevation and approved in writing by the Local Planning Authority. The approved windows shall be implemented as part of the development and completed prior to the first occupation of the development.

No

We can confirm that these samples will be produced signed off through site visits with the relevant council representatives prior to any of the relevant works commencing.

Prior to the relevant works commencing

YES

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

CONDITION No5

5) Prior to commencement, samples and specifications of the materials to be used on the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any of the internal & external materials, including:

- a) brick
- b) slate
- c) mortar
- d) rooflight (including sections) e) rainwater goods
- f) floor finishes
- g) paintwork & redecoration of original/historic features and joinery (including windows, doors, shutters and timber work (architraves and skirting) (existing and proposed)

The approved materials shall be implemented as part of the development

No

We can confirm that these samples will be produced signed off through site visits with the relevant council representatives prior to any of the relevant works commencing.

Prior to the relevant works commencing

YES

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.

CONDITION No6				
6) The internal insulation shall be carried out in accordance with drawing STAT:01/4311 REVISION: P2 received on the 21 February 2023.	No	We provide herewith a written response acknowledging that this condition is understood and will be met	N/A	YES
Reason - in the interest of ensuring that the internal insulation minimises the impact on the listed fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995)				