

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

CS Moss Lane East Ltd
Level 10
Tower 12
18-22 Bridge Street
Manchester
M3 3BZ

Agent (if used)

Steven Healey
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent application for internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation

Location: 466 - 468 Moss Lane East, Manchester, M14 4PJ

Date of application: 24 November 2022

Application number: 135545/LO/2022

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application and listed building application.

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:

Application Form Turley

Covering Letter Turley
 Design and Access Statement Carson Sall
 Heritage Statement Turley
 Archaeological Desk-Based Study Nexus
 Location Plan Existing CS-1094_MLE-001-SI Carson Sall
 Existing Site Plan CS-1094_MLE-003-EX Carson Sall
 Basement Floor Plan Existing CS-1094_MLE-EX-150 Carson Sall
 Basement Floor Plan Proposed CS-1094_MLE-EX-099 Carson Sall
 Basement Floor Plan Demolition CS-1094_MLE-EX-160 Carson Sall
 Ground Floor Plan Existing CS-1094_MLE-EX-151 Carson Sall
 Ground Floor Plan Proposed CS-1094_MLE-EX-100 Carson Sall
 Ground Floor Plan Existing CS-1094_MLE-EX-151 Carson Sall
 First Floor Plan Existing CS-1094_MLE-EX-152 Carson Sall
 First Floor Plan Proposed CS-1094_MLE-EX-152 Carson Sall
 First Floor Plan Demolition CS-1094_MLE-EX-162 Carson Sall
 Second Floor Plan Existing CS-1094_MLE-EX-153 Carson Sall
 Second Floor Plan Proposed CS-1094_MLE-EX-102 Carson Sall
 Second Floor Plan Demolition CS-1094_MLE-EX-163 Carson Sall
 Roof Plan Existing CS-1094_MLE-EX-154 Carson Sall
 Roof Plan Proposed CS-1094_MLE-EX-154 Carson Sall
 Section A-A Existing CS-1094_MLE-EX-250 Carson Sall
 Section A-A Proposed CS-1094_MLE-EX-200 Carson Sall
 Section A-A Demolition CS-1094_MLE-EX-260 Carson Sall
 Section B-B Existing CS-1094_MLE-EX-251 Carson Sall
 Section B-B Proposed CS-1094_MLE-EX-201 Carson Sall
 Section B-B Demolition CS-1094_MLE-EX-261 Carson Sall
 Section C-C Existing CS-1094_MLE-EX-252 Carson Sall
 Section C-C Proposed CS-1094_MLE-EX-202 Carson Sall
 Section C-C Demolition CS-1094_MLE-EX-262 Carson Sall
 Front Elevation Existing CS-1094_MLE-EX-350 Carson Sall
 Front Elevation Proposed CS-1094_MLE-EX-300 Carson Sall
 Rear Elevation Existing CS-1094_MLE-EX-352 Carson Sall
 Rear Elevation Proposed CS-1094_MLE-EX-302 Carson Sall
 Side Elevation A Existing CS-1094_MLE-EX-353 Carson Sall
 Side Elevation A Proposed CS-1094_MLE-EX-303 Carson Sall
 Side Elevation B Existing CS-1094_MLE-EX-351 Carson Sall
 Side Elevation B Proposed CS-1094_MLE-EX-301 Carson Sall
 Basement Reflective Ceiling Plan Existing CS-1094_MLE-EX-550 Carson Sall
 Basement Reflective Ceiling Plan Proposed CS-1094_MLE-EX-500 Carson Sall
 Ground Floor Level Reflective Ceiling Plan Existing CS-1094_MLE-EX-551 Carson Sall
 Ground Floor Level Reflective Ceiling Plan Proposed CS-1094_MLE-EX-501 Carson Sall
 First Floor Level Reflective Ceiling Plan Existing CS-1094_MLE-EX-552 Carson Sall
 First Floor Level Reflective Ceiling Plan Proposed CS-1094_MLE-EX-502 Carson Sall
 Second Floor Level Reflective Ceiling Plan Existing CS-1094_MLE-EX-553 Carson Sall
 Second Floor Level Reflective Ceiling Plan Proposed CS-1094_MLE-EX-503 Carson Sall
 Reinstated Windows CS-1094_MLE-EX-600 Carson Sall
 Proposed Reinstated Windows CS-1094_MLE-EX-601 Carson Sall
 Proposed Typical Wall Finishes CS-1094_MLE-EX-602 Carson Sall
 Proposed Smoke Riser Details CS-1094_MLE-EX-603 Carson Sall

Proposed Lift Riser Details CS-1094_MLE-EX-604 Carson Sall
Biodiversity Metric Calculator
Received 23 November 2023
Planning Statement Turley
Received 24 November 2023

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

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

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

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.

4) The alterations to 44 - 468 Moss Lane East shall not be undertaken before a contract for the carrying out of the building works have been made and evidence of that contract has been supplied to the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the 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

Date: 24 November 2023

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.