

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

Ms Kath Mcvicker
Manchester City Council
Corporate Estates, AMP Team
8th Floor Town Hall End
PO Box 532
Manchester
M60 2LA

Agent (if used)

Ms Bernadette Bone
BB Heritage Studio
Fox Corner
Fox Hill Drive
Stalybridge
SK15 2RP

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the erection of new fencing to the perimeter of the site, building mounted CCTV and a new CCTV pole in the adjacent park, urgent fabric repairs

Location: Clayton Old Hall , Ashton New Road, Manchester, M11 4RU

Date of application: 15 November 2022

Application number: 135355/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. In this case, officers engaged in pre-application discussions with the applicant's agent resulted in the submission of supplementary information that facilitated the appropriate assessment of the development and its relationship to listed buildings and structures.

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 stamped as received by the City Council as local planning authority on 2 November 2023, 10 January 2023 and 23 February 2023:

Planning applications forms

Site location plan Ref: 0224-al(05)001

Site plan as proposed Ref: 0224-al (05)012

Proposed ground and first floor Ref:0224-al(05)013

Proposed roof Ref: 0224-al(05)014

Proposed east and west elevations Ref: 0224-al(05)015

Proposed north and south elevations Ref: 0224-al(05)016

Fence and boundary fabric removal Ref: 0224-al(05)022

Proposed fence types Ref: 0224-al(05)023 Rev A

Elevation CCTV positions Ref: MCC-B01-XX-DR-E-0011

Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010

Design and Heritage Statement Ref: P0224_HS_REP001 Rev A Clayton Hall

Manchester Security Installation and Fabric Repairs dated February 2023 by BB

Heritage Studio

Structural Report Clayton Hall Ref: RGR/BBR/16076-srep Rev2 dated February 2022 by Morton Partnership

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 for the City of Manchester and saved policies DC19 and DC20 of the Unitary Development Plan.

3) Before the commencement of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the detailed specification of works to the internal and external fabric of the building as referenced in document ref: Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010 Design and Heritage Statement Ref: P0224_HS_REP001 Rev A Clayton Hall Manchester Security Installation and Fabric Repairs paragraph 4.6.1 (page 14). The scheme shall include a methodology for the implementation of works, including material specifications, masonry/plaster removal, soft strip out, refurbishment/repair of the existing roof, including details of any replacement roof covering, repointing and cleaning to be undertaken. The development shall be implemented in accordance with the approved development and maintained in situ thereafter.

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 for the City of Manchester and saved policies DC19 and DC20 of the Unitary Development Plan.

4) Before installation of security measures comprise horn speakers, radar detectors and cameras shown on Elevation CCTV positions Ref: MCC-B01-XX-DR-E-0011 and Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010 details of the final colour treatment of the equipment to secure an appropriate relationship to the external elevations of Clayton Hall shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development, installed in the positions shown on drawing referenced: Elevation CCTV positions Ref: MCC-B01-XX-DR-E-0011 and Proposed security system layout Ref: MCC-ZZ-XX-DR-E-0010 and maintained in situ thereafter

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

5) Before the commencement of groundworks, a drawing shall be submitted to and approved in writing by the City Council as local planning authority, relating to the height, appearance, colour treatment and specification of the pole mounted CCTV camera in the position shown on drawings referenced: Site plan as proposed Ref: 0224-al (05)012. The approved details shall be implemented as part of the development, to a timescale agreed by the City Council as local planning authority and maintained in situ at all times thereafter.

Reason - To ensure the provision of satisfactory security arrangements and reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework and saved policies DC19 and DC20 of the Unitary Development Plan.

6) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the appearance and condition of the listed building appearance on before works commence, in accordance with policies SP1, EN3 and DM1 of the Core Strategy for the City of Manchester and saved policies DC19 and DC20 of the Unitary Development Plan.

7) Before the commencement of groundworks, the applicant or their agents or their successors in title shall be submitted to and approved in writing by the City Council as local planning authority and detail measures for the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by an archaeological contractor. The WSI shall include:

- i. A phased programme and methodology of site investigation and recording and
- ii. A programme for post investigation assessment to include:

The scheme shall be implemented upon commencement of works affecting the moated platform and maintained in situ until the completion of the development.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to policies EN3 of the Core Strategy for the City of Manchester and saved policy DC20 of the Unitary Development Plan and guidance in 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

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: 7 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.