

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135355/LO/2022

Date registered valid: 15 November 2022

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

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

Ward(s): Clayton & Openshaw Ward

Applicant: Ms Kath Mcvicker, Manchester City Council

Agent (if any): Ms Bernadette Bone, BB Heritage Studio

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 November 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 7 December 2022
6 January 2023
16 January 2023

Standard consultations:

Printed: 11 January 2023 Expired: 1 February 2023

Neighbour notifications

Printed: 11 January 2023 Expired: 1 February 2023

Site notice

Posted: 7 December 2022 Expired: 28 December 2022

Posted: 16 January 2023 Expired: 6 February 2023

Press advert

Published: 17 January 2023 Expired: 7 February 2023

Published: 29 November 2022 Expired: 20 December 2022



Fig.1 – Displayed site notices

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: No

Tree Preservation Order: No

Description of area

This application related to a Grade II* listed building that formed part of a Manor House and related grounds and structures. It is located within Clayton Park and has planning permission for use as a museum. The site is separated from Ashton New Road (to the south) by parkland and incorporating extensive mature tree planting. To the east of the site is St Cross Church and graveyard, which also has a Grade II* listing. North Road and Clayton Hall Road lie to the north and south of the application site respectively and incorporates streetscapes of two storey housing.



Fig. 2 - Principal elevation Clayton Old Hall (west)

The application site is enclosed by fencing with access managed through a security hoarding. The application is surrounded by a moat and is located upon a moated platform that also forms a scheduled ancient monument. The listed building was constructed circa 15th century with subsequent alteration between the 16th and early 20th centuries.

The building has a pitched roof set between gable elevations. A projecting bay to the principal western elevation incorporates a related hipped pitched roof that punctuates the eaves line. The roof to the bay also incorporates a turret. The related section of principal elevation incorporates black timber frame with white square render panels with the remaining wall comprising of red brickwork. The elevation is punctuated by windows with sectional frames with a vertical emphasis. The northern elevation incorporates white render and is adjoined by a single storey red brick extension with a pitched roof. The rear eastern elevation comprises a mix of white render and black and white timber panelling. The southern elevation is composed of red-brick and characterised by a projection chimney breast and stack that rises above the ridge line.

The retained moat is traversed by a 17th century coursed squared sandstone bridge, incorporating two segmental arches, arch-bands and a central pier with triangular "cutwater" on each side. A stone bench is formed to the inner side of each parapet and stone gate posts at inner end. The site is enclosed by a mix of boundary treatments. The bridge has a Grade II listing. The moated site is also listed. The moated platform is designated as an ancient monument.

The proposed works are also considered as part of planning application ref: 135354/VO/2022.

Description of development

The proposed development involves:

1. CCTV and security installation

1.1 The installation of six cameras, two tannoy (horn speakers) and two radars (motion detectors) which are to be building mounted, i.e. close to the projecting eaves to reduce visual impact but maintain suitable 'view Range'.

1.2 A CCTV pole located outside of the moated platform within the adjacent park to provide coverage of the bridge access.

1.3 The CCTV installation will be served by a new broadband cable which requiring installation via a trench across the moat to facilitate connection to a servicing cabinet. The trench will require a separate Scheduled Monument Consent and is expected to require an archaeological watching brief during excavation.

1.5 Connections to the security equipment will require limited interventions to the listed building, including the installation of a new consumer unit.

1.4 The position of security apparatus to the building and routing of the cabling is shown at Fig.3.



Fig. 3 – Elevations with proposed security features

2. Replacement fencing to outer and inner moat boundary

2.1 The boundary is currently defined by a mix of boundary types in a deteriorated condition. The position of new railing fencing and fence types are shown at Fig.7. New railing Type 0C would have a height of 1220 mm to match the existing. Similarly, new railing Type 1B would match the existing and would have a height of 750 mm. Railing fence type 1 C is existing and would be retained.

2.2 The existing fencing to the moated platform to incorporate matching railings, i.e., Type 1 B.

2.3 The development would involve the removal of a low stone wall and railings to the northern boundary.

2.4 This application does not seek consent for the reinstatement of gates to stone posts forming the entrance to the moated platform.

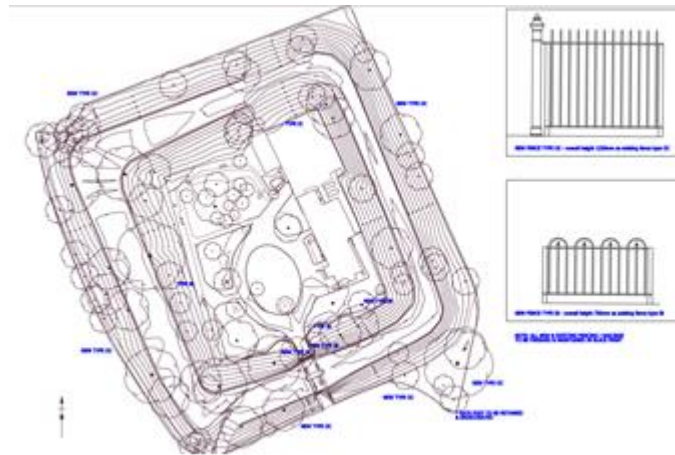


Fig.4 – Proposed fence types

3. Vegetation removal and replacement planting to outer an inner moat embankment.

3.1 The removal of vegetation is proposed, including section of hedgerow where it affects the siting of replacement fencing.

3.2 Clearance of overgrown planting within the moat and suitable landscaping is proposed to improve the appearance of the moat and to facilitate a longer term aspiration of returning water to the moat.

4. Repairs to the fabric of Clayton Old Hall – These works include:

- i. Repairs to the timber frame to include some timber replacement, oakum caulking, lime fillets.
- ii. Repairs to the southern gable end where there is an area of structural movement.
- iii. Patch roof repairs to address water ingress and also enable a detailed survey of the roof.
- iv. Removal of masonry paint to the north and east elevations of the Hall, to address deterioration to the stonework underneath.

Site history

i. 108305/LO/2015/N2 Approved - 19.05.2015 Clayton Hall, Ashton New Road, Clayton, Manchester, M11 4RU

Listed Building Consent for installation of cabling and associated equipment for wifi,

ii. 113620/VO/2016 Approved - 18.11.2016 Clayton Old Hall, Ashton New Road, Manchester, M11 4RU

City Council Development - Change of use of southern end of building , and retrospective change of use to northern range of building from dwellinghouse (Class C3) to museum (Class D1 non residential institution), use of ancillary outbuilding for storage in connection with Class D1 use, together with associated works, including installation of extract fans, cabling, minor interior alterations, and associated repair works.

iii. 113621/LO/2016 Approved - 21.11.2016 Clayton Old Hall, Ashton New Road, Manchester, M11 4RU

Listed Building Consent for minor internal alterations, including installation of extract fans, cabling, and associated repair works, in order to facilitate the use of the building to Class D1 museum use

- iv. 085884/LO/2008/N2 Approved - 05.06.2008 Yard and outbuildings at Clayton Park, North Road, Clayton, Manchester, M11 4RU
Listed Building Consent for the installation of 2.5 metre high railings to part of Clayton Hall Road frontage with associated internal 2 metre high gates and fencing
- v. 085724/VO/2008/N2 Approved - 05.06.2008 Yard and outbuildings in Clayton Park, North Road, Clayton, Manchester, M11 4WH
City Council Development - Erection of 2.5 metre high fencing to part of Clayton Hall Road frontage with associated internal 2 metre high gates and fencing

Consultations & Notification Responses

Local residents and business – No comments received.

Urban Design and Conservation Team – Detail comments were received in respect of the initial submission and the following further comments were received:

- i. On balance, the proposal is acceptable. Whilst there would be a degree of harm to the Grade II* listed hall and the Grade II listed bridge through the proposed installations, this would be outweighed by the benefits that the scheme would deliver. The proposal has been submitted with a clear justification.
- ii. The proposed CCTV pole and associated equipment should be finished in black, to limit its impact on the setting of the heritage assets and match it with the proposed new railings and the public furniture in the park.
- iii. The following conditions are recommended:
- a. Full and final details of the electrical installations associated with the proposed installation of the security equipment to the Grade II* listed hall, including details of the internal and external wiring and finish & design of the security equipment;
- b. Full and final details of the structural and other works to the Grade II* listed hall, including specification/methodology for these works;
- c. Full and final details of the proposed planting and soft landscaping to the curtilage of the Grade II* listed hall.

Historic England (North West) – No objection on heritage grounds but the following detailed comments have been received:

- i. Clayton Old Hall consists of the remains of a manor house, with the earliest surviving fabric probably dating from the 15th century, though much altered and restored. Its significance, as a surviving part of a larger medieval house, is recognised by its listing in Grade II* . The Hall stands upon the central platform of a moated site and is accessed by a bridge across the now drained moat. The moat platform will contain buried archaeological remains associated with the larger medieval building, and its significance is recognised by its scheduling as an ancient monument (NHLE entry number 1009339).

The application is for the installation of building-mounted CCTV and related detection equipment, and the excavation of a new cable trench crossing the moat platform, repairs to the fabric of the building, replacement fencing to the outer moat boundary, alterations to the inner moat boundary fencing, and the installation of a pole-mounted CCTV camera outside the moat.

The site has suffered from anti-social behaviour and vandalism in recent years. Whilst attaching CCTV equipment to the building may have some impact upon its appearance, that impact

should be reduced by attaching the equipment close under the eaves of the building, as proposed, and could be reduced even more if the equipment were to be finished in a dark colour rather than the light one depicted in the product data sheets which accompanied the application. On balance, Historic England considers that the limited impact of the CCTV installation on the appearance of the Hall will be more than outweighed by the increased protection against vandalism given to the building.

The proposed repairs to the building fabric should ensure that it is made properly watertight and put into good order. The proposed replacement of the fencing to the outer moat boundary, and alterations to the inner moat boundary fencing, should make the site more secure. Given that the current fencing is in a variety of styles, and generally in poor condition, the proposed works should improve the appearance of the site would be beneficial to the setting of the Hall and moat platform.

The documentation submitted in support of the application recognises that Scheduled Monument Consent (SMC) may be required in addition to planning permission for certain of the works. This is certainly the case with the proposed excavation of a new cable trench across the moat platform, whilst alterations to the inner moat boundary fencing may also require SMC. The applicants should be reminded of the need to obtain SMC before starting work on the moat platform, in the event that planning permission is granted.

Issues

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the 'Listed Building Act') - Provides that 'in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duty as respects listed buildings in exercise of planning functions) - Is relevant to the consideration of the proposed development given its relationship to the neighbouring Grade II listed St Peter's Church and states that: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. These issues are assessed in more detail in the related listed building consent application.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in September 2023. It represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework.

- i. Section 16: Conserving and enhancing the historic environment – States that in determining applications for proposals affecting heritage assets, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' and should be sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. It requires that local planning authorities should identify and assess the particular significance of heritage asset affected by a proposal taking account of the available evidence and any necessary expertise. It also requires that local planning authorities 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 should be assessed. When considering potential impacts of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It is considered that the development would build upon previous works that have brought the listed building back into active and sustained use. The level of detail accompanying the application takes into consideration the significance of the heritage asset and has facilitate an appropriate assessment of the impact of the development. On the basis of the submitted details, it is considered that the character and setting of the listed building, bridge and moted site would be maintained to secure compliance with Section 16.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 Spatial Principles - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development relates to the sustained use of listed building with cultural value that contributes to the well-being of the local community and the wider city. It would also positively contribute to the maintenance of the listed building and its setting. Policy SP1 would therefore be accorded with.

Policy EN 1 (Design Principles and Strategic Character Areas) – Relates to the delivery of opportunities for good design and improvements to the appearance of the city. In this case, the proposed works to the listed building would not undermine its character and external works would enhance its setting. The development would therefore be appropriately related to policy EN1.

Policy EN 3 (Heritage) – Encourages development that complements and takes advantage of a distinct historic and heritage features. The policy seeks to preserve and enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. The proposed development would accord with these aspirations and policy EN3 accorded with.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas with regard to design and appearance of proposed development;
- c. Effects on amenity;
- d. Accessibility with regard to inclusive access for people with disabilities and access via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- h. Refuse storage and collection.

It is considered that the submitted information demonstrate that the characteristics of the listed building and its setting would not be harmed by the development. Local amenity would be enhanced rather than harmed by the development, Existing circumstances in respect of accessibility to the site and building would not be affected by the development. The development would enhance site security and provided facilitates that would be beneficial to the well-being of the community. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) Saved Policies -The following saved UDP policies are also considered to be relevant:

Policy DC19 – Listed Building – States that 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. It is considered that the development would facilitate a sustained and previously authorised use of the building without unduly or adversely impacting upon on its architectural or historic fabric of the listed building and bridge. The works to the inner and outer perimeter of the site would improve the setting of the building. The setting would further improve the setting of the building would present opportunities for the management of

existing woodland and introduction of native planting species. On balance, policy DC19 would be accorded with.

Policy 20 – Archaeology – States that the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

It is considered that the applicant has been supported with sufficient information to assess the impact of the development on the moated platform, which are considered to be minimal interventions to the structure. An informative has been included informing that works affecting the moated platform will need to be considered as part of an application for Scheduled Monument Consent (SMC), which must be made to the Secretary of State for Culture, Media and Sport before the undertaking of works.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of 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.

Principle of the development – The principle of the development is considered to be acceptable as it seeks to secure the continued use of the building, a maintain its character and improve its appearance and setting. Conditions relating to the operation of the authorised museum are related the application site through planning permission ref: 113620/VO/2016.

Impact of the development on the scheduled ancient monument – The works affecting the moated platform would be the subject of an application for Scheduled Monument Consent (SMC), which must be made to the Secretary of State for Culture, Media and Sport before the undertaking of works. Notwithstanding the outcome of the above application, for the purpose of the planning application it is considered that the submitted details demonstrated that undue harm would not be caused to the ancient monument or moat.

Impact of works to the listed building – The impact of these works is considered under listed building consent application ref: 135355/LO/2022. Notwithstanding the above, the installation of external equipment requires as assessment as part of the planning application. Given the limited number of externally mounted unit and the related size and positioning, it is not considered that there would be a significant impact on the character and appearance of the listed building.

Boundary treatments – The existing site has a mix of boundary treatments that would be replaced with railings designed to reflect existing railings within and around the site. The height of the outer perimeter fencing would match the existing and the formation of lower fencing to the inner moat would define the setting of the listed building without introducing overly prominent structures. Railings and low walls to the northern boundary do not appear to incorporate any original features and are not referenced in any of the various listings relating to the site. These features do not make a significant heritage contribution and are in a poor state of repair as illustrated in Fig.5. The removal of the wall and railings would improve the setting of the site and the demarcation of the northern boundary.



Fig.5 – Section of northern boundary treatment to be removed.

Security and crime reduction measures – The details of the wall mounted security arrangements (comprising six cameras, two tannoy (horn speakers) and two radars (motion detectors)) have been conditioned to the development in the positions shown on the submitted drawing. A condition has been included requiring the final specification of the externally mounted security equipment, in relation to its colour treatment to ensure that it has an appropriate relationship to the external elevations of Clayton Hall. The applicant has provided indicative details of the proposed CCTV monopole. Whilst the siting of the monopole (in relation to the listed Clayton Hall, moated site and moat) is considered to be acceptable, a condition has been included to ensure confirmation of its height and colour treatment. It is considered that appropriate security measures are capable of being delivered as part of the development without undue harm to the character of the listed building.

Landscaping – A condition has been included to ensure that landscaping scheme is implemented as part of the development that incorporates native species planting and secure appropriate management of the existing woodland. A separated condition has been included to ensure that the trench servicing the CCTV column is excavated with non-mechanical equipment to avoid harm to the root systems of adjacent trees,

Conclusion – The development would help to maintain the fabric and setting of an important heritage asset comprising Clayton Hall, bridge and moated platform. It is considered that the impact of interventions to the listed building and its external areas would be managed by condition and justified by the wider benefits of the proposal.

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 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) 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 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

1) The applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) Before commencement of works affecting the moated platform, a related application should be made for Scheduled Monument Consent (SMC) to the Secretary of State for Culture, Media and Sport before the undertaking of works.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

St Cross Church, 611 Ashton New Road, Manchester, M11 4RX
45 Walsden Street, Manchester, M11 4WJ
35 Walsden Street, Manchester, M11 4WJ
1 Stanton Street, Manchester, M11 4NH
10 Clayton Hall Road, Manchester, M11 4WH
49 Walsden Street, Manchester, M11 4WJ
41 Walsden Street, Manchester, M11 4WJ
39 Walsden Street, Manchester, M11 4WJ
33 Walsden Street, Manchester, M11 4WJ
29 Walsden Street, Manchester, M11 4WJ
117 North Road, Clayton, Manchester, M11 4NE

111 North Road, Clayton, Manchester, M11 4NE
30 Clayton Hall Road, Manchester, M11 4WH
43 Walsden Street, Manchester, M11 4WJ
14 Clayton Hall Road, Manchester, M11 4WH
51 Walsden Street, Manchester, M11 4WJ
50 Clayton Hall Road, Manchester, M11 4WH
48 Clayton Hall Road, Manchester, M11 4WH
42 Clayton Hall Road, Manchester, M11 4WH
24 Clayton Hall Road, Manchester, M11 4WH
20 Clayton Hall Road, Manchester, M11 4WH
26 Clayton Hall Road, Manchester, M11 4WH
16 Clayton Hall Road, Manchester, M11 4WH
2 Clayton Hall Road, Manchester, M11 4WH
147 North Road, Clayton, Manchester, M11 4NE
143 North Road, Clayton, Manchester, M11 4NE
141 North Road, Clayton, Manchester, M11 4NE
139 North Road, Clayton, Manchester, M11 4NE
137 North Road, Clayton, Manchester, M11 4NE
135 North Road, Clayton, Manchester, M11 4NE
133 North Road, Clayton, Manchester, M11 4NE
131 North Road, Clayton, Manchester, M11 4NE
129 North Road, Clayton, Manchester, M11 4NE
127 North Road, Clayton, Manchester, M11 4NE
125 North Road, Clayton, Manchester, M11 4NE
123 North Road, Clayton, Manchester, M11 4NE
121 North Road, Clayton, Manchester, M11 4NE
119 North Road, Clayton, Manchester, M11 4NE
115 North Road, Clayton, Manchester, M11 4NE
113 North Road, Clayton, Manchester, M11 4NE
22 Clayton Hall Road, Manchester, M11 4WH
124 Barrington Street, Manchester, M11 4ED
118 Barrington Street, Manchester, M11 4ED
Park View Rest Home, 56 Clayton Hall Road, Manchester, M11 4WH
54 Clayton Hall Road, Manchester, M11 4WH
52 Clayton Hall Road, Manchester, M11 4WH
46 Clayton Hall Road, Manchester, M11 4WH
44 Clayton Hall Road, Manchester, M11 4WH
40 Clayton Hall Road, Manchester, M11 4WH
38 Clayton Hall Road, Manchester, M11 4WH
36 Clayton Hall Road, Manchester, M11 4WH
34 Clayton Hall Road, Manchester, M11 4WH
32 Clayton Hall Road, Manchester, M11 4WH
28 Clayton Hall Road, Manchester, M11 4WH
18 Clayton Hall Road, Manchester, M11 4WH
12 Clayton Hall Road, Manchester, M11 4WH
47 Walsden Street, Manchester, M11 4WJ
37 Walsden Street, Manchester, M11 4WJ
31 Walsden Street, Manchester, M11 4WJ
625 Ashton New Road, Manchester, M11 4RX
122 Barrington Street, Manchester, M11 4ED
120 Barrington Street, Manchester, M11 4ED
116 Barrington Street, Manchester, M11 4ED

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

HSE COMAH Zone - H3777 OZ - Evonik Chemicals Ltd Outer Zone

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA