

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

Mr Calum McGowan
Apartment 318
73 Liverpool Road
Manchester
M3 4AQ

Agent (if used)

Mr Maurice Shapero
Studio Maurice Shapero
8 Highgate Road
High Peak
SK22 2JL

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the restoration and conversion of a Grade II listed weavers cottage for use as a dwelling. The demolition of a rear single storey lean-to to make space for a two storey extension with a basement.

Location: 35 Liverpool Road, Manchester, M3 4NQ

Date of application: 13 July 2021

Application number: 131048/LO/2021

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the listed building consent application. Appropriate conditions have been attached to the consent.

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.

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

site-00
site-001

Existing Basement - exist-00 rev A
Existing Ground - exist-001
Existing First - exist-002
Existing Second - exist-003
Existing Section - exist-004 rev A
Existing Elevation - exist-005

Proposed Basement - prop-00
Proposed Ground - prop-001 rev A
Proposed First - prop-002 rev A
Proposed Second - prop-003 rev A
Proposed Mezzanine - prop-004 rev A - rev A

Proposed Section - prop-005 rev A - rev A
Proposed Rear Elevation - prop-006 rev A
Proposed East Elevation - prop-007 rev A
Proposed West Elevation - prop-008 rev A
Proposed Front Elevation - prop-009 rev A

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.

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:

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

Drawings

The following received via the email from Maurice Shapero dated 17th January 2023

site-00
site-001

Proposed Basement - prop-00

The following received via the email from Maurice Shapero

Proposed Ground - prop-001 rev A
Proposed First - prop-002 rev A
Proposed Second - prop-003 rev A
Proposed Mezzanine - prop-004 rev A - rev A
external access through existing roof balconies and stairs, front and rear - removed

Proposed Section - prop-005 rev A - rev A
Proposed Rear Elevation - prop-006 rev A
Proposed East Elevation - prop-007 rev A
Proposed West Elevation - prop-008 rev A
Proposed Front Elevation - prop-009 rev A

Documents

Design and Access Statement by Studio Maurice Shapero

Heritage Statement by GARRY MILLER Historic building consultancy

The Noise Impact Assessment by DBX acoustics all received by the City Council as local planning authority on 13th July 2021

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) Before each of the items of works set out below and hereby granted consent first commence the following details must be submitted to and approved in writing by the City Council as Local planning Authority:

1. Full and final details of new windows and openings including sections through heads, cills, reveals;
2. Detailed structural works including any enabling works to ensure protection of the heritage asset;
3. Full and detailed method statements for any demolition work - this will need to include hold points in case there are discoveries and details of how the building will be protected during the works;
4. Full interface details where the new elements meet the existing;
5. Full details and specifications of M and E including lighting, drainage and plumbing;
6. Full details of internal and external finishes including plaster and mortar mixes;
7. Full details of internal fixtures and fittings including new elements of joinery;
8. Full details / inventory of existing historic features and how they will be preserved / repaired in situ;
9. Full detailed specification and method statement for repairs to internal and external fabric;
10. Full details of railing design including details of materials and method of fixing;
11. Full details of any excavation works in relation to opening up areas of currently concealed building elements: including works to front elevation in relation to basement and access steps, rear yard works, and excavation of tunnel in basement.

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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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.

5) No development apart from a 'soft strip', details of which must be submitted to and approved in writing by the City Council as Local Planning Authority, shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance

with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - a Historic England Level 2/3 historic building survey following any stripping-out works;
 - an archaeological watching brief to record below-ground remains affected by development groundworks.
2. A programme for post-investigation assessment to include:
 - analysis of the site investigation records and finds;
 - production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

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: 3 February 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.