MANCHESTER CITY COUNCIL

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.
- A fee is payable for each request to discharge conditions.
- 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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

McCauls Group Ltd
First Floor
Astley
M29 7DY

Agent (if used)

Mr Nick Berry
OMI Architects
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 attached to listed building consent 133219/JO/2022 comprising amendments to rear, Pigeon Street and Laystall Street elevations and internal alterations

Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

Date of application: 9 February 2023

Application number: 136218/JO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** 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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than 02.02.2025

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:

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

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b)L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c)Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d)Proposed GA of the new build - L0050 Basement Floor Plan Rev A; L0051 Ground Floor Plan Rev A; L0052 First Floor Plan Rev A; L0053 Second Floor Plan Rev A; L0054 Third Floor Plan Rev A; L0055 Fourth-Seventh Floor Plans (September 2020); L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020); L0058 Roof Plan;

e)Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A;L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020), L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020); L0065-Proposed Courtyard Elevations (September 2020); L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020); L0069-Proposed Context Elevations (September 2020); L0070_Proposed Site Sections (September 2020); L0071_Proposed Site Sections (September 2020);

g)A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020; A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020);L 0120-COURTYARD BAY STUDY (February 2021); L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020;

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloittes e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester,Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment
32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020;

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

3) No development of the residential element shall commence unless and until all pre-commencement conditions in respect of the listed building and office element have been have been discharged (including evidence of a contract for these implementation of those works) and evidence of commencement of works, has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To ensure that the refurbishment of the at risk listed building is prioritised within the development as the acceptability of the demolition of the rear outrigger and 1950's extension is only supported in planning terms on the basis of the public /heritage benefits benefits that would be realised from its refurbishment pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9 , EN3 and saved UDP Policy DC19.1 (Listed Buildings)

4) The demolition shall be carried out in accordance with the OUTLINE TENDER STAGE METHOD STATEMENT, FOR DEMOLITION AT LAYSTALL STREET by KBS stamped as received on 15-02-22; and Dwgs 1383-OMI-OO-ZZ-DR-A-L0211, L0111, L0110 and L0210.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) The development shall be implemented in accordance with the OMI e-mail dated 28-04-22; Great Places letter dated 26-01-22; and
JCT contract dated 14-01-22

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that it has been demonstrated that all reasonable steps to ensure that the new development will proceed after the loss has occurred pursuant to section 204 of the NPPF have been taken and that the Council has been furnished with evidence that the development will be undertaken pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

6) LISTED BUILDING -The erection of the scaffolding shall be carried out in accordance with the following:

APPENDIX A-CRE-IBM-135-001A-1 DRG, APPENDIX A-CRE-IBM-135-001A-2 DRG, APPENDIX A-CRE-IBM-135-001A-3DRG, APPENDIX A-CRE-IBM-135-001A-4 DRG, APPENDIX A-CRE-IBM-135-001A-5 DRG, APPENDIX A-CRE-IBM-135-001A-6 DRG and CRE-IBM-135-001A CALCS;

CONDITION 6-SCAFFOLDING QUERIES stamped as received on 23-09-22

and

OMI's e-mail 23 September 2022 in relation to scaffolding details

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or

Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) LISTED BUILDING - The development shall be carried out in accordance with on going compliance with the following:

Condition 7a (Sample Schedule and Programme): OMI Drawing A2190-NEW BUILD EXTENSION - SAMPLE PANEL; and

External / Internal Material Submission Schedule and Programme Rev C stamped as received on 06-12-22

Condition 7b (Construction Environmental Management Plan): the Principles and Commitments in the following:

Condition 7b: Construction Environmental Management Plan - Circular Economy Statement 31-32 Laystall Street Manchester July 2022 by McCauls

The sample panels and quality control management strategy and details of internal and external materials shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

8) LISTED BUILDING - Notwithstanding the drawings approved in condition 2, prior to the commencement of development on the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning authority in relation to the retained listed building:

The development shall be implemented in accordance with the following:

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works and a programme for reinstatement should the full implementation of the approved scheme not proceed;

-OMI Drawing - L0225-OPENING UP WORKS EXTERNAL ELEVATIONS BROCK STREET
- OMI Drawing - L0226-OPENING UP WORKS EXTERNAL ELEVATIONS - LAYSTALL STREET
- Chambers Conservation - Itemised Schedule of works

(b) Method statement for demolition works to ensure that there is no damage structurally or otherwise to the retained fabric at 32-34 Laystall Street;

- OMI Drawing - L0110 - Demolition Plan Basement
- OMI Drawing - L0111 - Demolition Plan Ground
- OMI Drawing - L0112 - Demolition Plan showroom boundary basement
- OMI Drawing - L0113 - Demolition Plan showroom boundary ground
- OMI Drawing - L0114 - Demolition Plan showroom boundary first
- OMI Drawing - L0115 - Demolition Plan showroom boundary second

- OMI Drawing - L0210 - Demolition Elevation Brock Street
- OMI Drawing - L0211 - Demolition Elevation Pigeon Street
- OMI Drawing - L0212 - Demolition Elevation rear of showroom
- OMI Drawing - L0215 - Demolition Images Brock Street
- OMI Drawing - L0216 - Demolition Images Pigeon Street
- OMI Drawing - L0217 - Demolition Images Internal
- KBS Demolition Method Statement
- D.Hughes RAMS
- KBS Site Set up plan
- KBS Temporary protection to openings DWG
- Chambers Conservation Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within the listed building (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;

- Chambers Conservation - 220714 Demolition and removal methodology
- OMI Drawing - L0120 - DEMOLITION PLAN SHOWROOM BASEMENT
- OMI Drawing - L0121 - DEMOLITION PLAN SHOWROOM GROUNDOMI Drawing
- OMI Drawing - L0122 - DEMOLITION PLAN SHOWROOM FIRST
- OMI Drawing - L0123 - DEMOLITION PLAN SHOWROOM SECOND
- OMI Drawing - L0124-DEMOLITION PLAN SHOWROOM ROOF

(d) Method statement for all proposed structural works (including floor strengthening), fire treatment and floor protection;

(e) Detailed schedule of works and specification for the careful dismantling and reuse of the original terracotta sample panel;

-OMI Drawing - L0210 - Demolition Elevation Brock Street
- Chambers Conservation Dismantling of Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.

(f) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans;

Noting that there is no requirement for air conditioning or external plant on the scheme and that all spaces are to be naturally ventilated.

- Clancy consulting drawing 6202 - Level 01 and 02 Small Power Layout
- Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout
- Clancy consulting drawing 6802- Level 01 and 02 Security Layout
- Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout
- Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage
- Clancy consulting drawing 5702- Level 01 and 02 Ventilation Layout
- Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout
- Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout
- Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout
- Clancy consulting drawing 6801- Level -01 and 00 Security Layout
- Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout
- Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage

- Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout
- Clancy consulting drawing 6303 - Lighting Details

(g) (i) An inventory and record of remnants of original fabric and previously removed original fabric;

- Chambers Conservation Historic Fabric Inventory (partial discharge)

all subject to the relevant clarifications within OMI's e-mails dated 10-11-22 and 17-11-22

the condition is discharged subject to the following caveats:

With respect to g (ii) a programme for the submission of a schedule of how these items are being reused or reinstated; and the Final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation.
are still required for Final/ Full Discharge; and

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity, and because 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

9) LISTED BUILDING - The development shall be implemented on the basis of implementation and compliance with the documents and details as set out in the OMI Ref: 1383/Da/03 RESPONSE TO CONDITION 10 letter dated the Wednesday 24th Aug;

LAYSTALL STREET, MANCHESTER Repair Specification. by Chambers Conservation Ltd as amended by Laystall Street Manchester Method statement for repairs 1902-LS-DP2-A180-RP-XX-9010 Revision P01 by (dp)2; and

OMI Architects 1383/SCH 001 - External/Internal Material Submission Schedule and Programme 10.11.22

the pre-commencement requirements of the condition are discharged.

Full discharge will require formal sign off of samples of materials and workmanship following agreement on site in line with the submitted schedule of samples in the submission as detailed above.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) LISTED BUILDING - The development shall be implemeted on the basis of implementation and compliance with the following:

a)Details of any plaster renovation plaster:

- OMI Drawings - L0230 - Internal Room Repair Drawing - G.01
- OMI Drawings - L0231 - Internal Room Repair Drawing - G.02
- OMI Drawings - L0232 - Internal Room Repair Drawing - G.03
- OMI Drawings - L0233 - Internal Room Repair Drawing - G.04
- OMI Drawings - L0234 - Internal Room Repair Drawing - G.05
- OMI Drawings - L0235 - Internal Room Repair Drawing - G.06
- OMI Drawings - L0236 - Internal Room Repair Drawing - G.07
- OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2
- OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2
- OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2
- OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2
- OMI Drawings - L0250 - Internal Room Repair Drawing - B.01
- OMI Drawings - L0251 - Internal Room Repair Drawing - B.02
- OMI Drawings - L0252 - Internal Room Repair Drawing - B.03
- OMI Drawings - L0253 - Internal Room Repair Drawing - B.04
- OMI Drawings - L0254 - Internal Room Repair Drawing - B.05
- OMI Drawings - L0255 - Internal Room Repair Drawing - B.06
- OMI Drawings - L0256 - Internal Room Repair Drawing - B.07
- Chambers Conservation schedule of works.

(b)Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings;

- OMI Drawings - L0230 - Internal Room Repair Drawing - G.01
- OMI Drawings - L0231 - Internal Room Repair Drawing - G.02
- OMI Drawings - L0232 - Internal Room Repair Drawing - G.03
- OMI Drawings - L0233 - Internal Room Repair Drawing - G.04
- OMI Drawings - L0234 - Internal Room Repair Drawing - G.05
- OMI Drawings - L0235 - Internal Room Repair Drawing - G.06
- OMI Drawings - L0236 - Internal Room Repair Drawing - G.07
- OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2
- OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2
- OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2
- OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2
- OMI Drawings - L0250 - Internal Room Repair Drawing - B.01
- OMI Drawings - L0251 - Internal Room Repair Drawing - B.02
- OMI Drawings - L0252 - Internal Room Repair Drawing - B.03
- OMI Drawings - L0253 - Internal Room Repair Drawing - B.04
- OMI Drawings - L0254 - Internal Room Repair Drawing - B.05
- OMI Drawings - L0255 - Internal Room Repair Drawing - B.06
- OMI Drawings - L0256 - Internal Room Repair Drawing - B.07
- Chambers Conservation schedule of works.

(c) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

Information related to the removal of external fixtures has submitted in response to Condition 10 - D&A section 4.8

- OMI Drawing - L0220 - Brock Street Repair and replace elevation
- OMI Drawing - L0221 - Laystall Street Repair and Replace elevation
- Chambers Conservation - Schedule of Works.

(d) Details of any proposed damproofing;

On the basis that there are no damp proofing works proposed to the existing building.

(e) Treatment of a retained exposed area of lath and plaster ceiling within basement

On the basis that there is no existing lath and plaster ceiling within the existing basement to protect and that the current soffit is corrugated metal sheeting that is in disrepair is to be stripped out and following timber repair to the ground floor structure the soffit is to be boarded with plasterboard.

and on the basis of the following drawings and specifications for areas where lath and plaster ceilings currently exist and the proposed repair works required:

- OMI Drawings - L0230 - Internal Room Repair Drawing - G.01
- OMI Drawings - L0231 - Internal Room Repair Drawing - G.02
- OMI Drawings - L0232 - Internal Room Repair Drawing - G.03
- OMI Drawings - L0233 - Internal Room Repair Drawing - G.04
- OMI Drawings - L0234 - Internal Room Repair Drawing - G.05
- OMI Drawings - L0235 - Internal Room Repair Drawing - G.06
- OMI Drawings - L0236 - Internal Room Repair Drawing - G.07
- OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2
- OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2
- OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2
- OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2

Basement soffit:

- OMI Drawings - L0250 - Internal Room Repair Drawing - B.01
- OMI Drawings - L0251 - Internal Room Repair Drawing - B.02
- OMI Drawings - L0252 - Internal Room Repair Drawing - B.03
- OMI Drawings - L0253 - Internal Room Repair Drawing - B.04
- OMI Drawings - L0254 - Internal Room Repair Drawing - B.05
- OMI Drawings - L0255 - Internal Room Repair Drawing - B.06
- OMI Drawings - L0256 - Internal Room Repair Drawing - B.07

- Chambers Conservation - Schedule of Works.

(f) A strategy for the location and detailing of all building services (other than M&E services) including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items:

-Clancy consulting drawing 6202 - Level 01 and 02 Small Power Layout
- Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout
- Clancy consulting drawing 6802- Level 01 and 02 Security Layout
- Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout
- Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage

- Clancy consulting drawing 5702- Level 01 and 02 Ventilation Layout
- Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout
- Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout
- Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout
- Clancy consulting drawing 6801- Level -01 and 00 Security Layout
- Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout
- Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage
- Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout
- Clancy consulting drawing 6303 - Lighting Details
- OMI Drawing - L1020 - Reflected Ceiling Plan - Ground Floor
- OMI Drawing - L1021 - Reflected Ceiling Plan - First Floor
- OMI Drawing - L1022 - Reflected Ceiling Plan - Second Floor
- OMI Drawing - L1023 - Reflected Ceiling Plan - Basement
- OMI Drawing - A2152 - Electrical tray Penetration details

(g) Any building lighting scheme;

- Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout
- Clancy consulting drawing 6303 - Lighting Details
- OMI Drawing - L1020 - Reflected Ceiling Plan - Ground Floor
- OMI Drawing - L1021 - Reflected Ceiling Plan - First Floor
- OMI Drawing - L1022 - Reflected Ceiling Plan - Second Floor
- OMI Drawing - L1023 - Reflected Ceiling Plan - Basement

all as clarified within OMI's e-mails dated 14-10-22 and 10-11-22

Full discharge will require formal sign off of samples of materials and workmanship following agreement on site in line with the submitted schedule of samples in the submission as detailed in condition 10 above in relation to items a,b and e and agreement of extent of timber replacement to determined on site, and once a detailed inspection and on site survey has been carried out.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 11 April 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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision . 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.