

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr Ali Mahmood
Myriad Foundation
Slade Lane Neighbourhood Centre
Slade Lane
Manchester
M13 0QJ

Agent (if used)

Ms Marzita Abdul Rahman
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M33 7FH

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (window repairs), 4 (flat roofing materials), 5 (materials), 6 (ceilings), 7 (timberwork), 8 (rainwater goods), 9 (Remaining unfinished sections of wall) and 10 (RAMS for bats) attached to Listed Building Consent referenced 131433/LO/2021

Location: Slade Lane Day Nursery, Slade Lane, Manchester, Manchester, M13 0QJ

Date of application: 4 July 2022

Application number: CDN/22/0448

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition no.3 Window repairs

The content of the Window Refurbishment Method Statement dated 29 June 2022 received 4th July 2022 has been considered, together with the content of email from the agent dated 26th August in regard to window repairs; agent email dated 20th December 2022 in regard to window repairs; and plan ref: 70 SL-07 - Existing window detail and Photographic images of existing window dated December 2022 received 20th December 2022. On the basis that the development is implemented in accordance with the details within the above documents and plans, with the repair matching the original window on a like for like basis condition no.3 is discharged.

Condition no.4 flat roofing materials

The details in the flat roof material document dated 29th June 2022 received 4th July 2022, has been examined in conjunction with the agent email dated 20th December 2022 confirming the single ply membrane to be used on the flat roof sections at the rear of the building would be Lead Grey ref: Sarnafil G419-12L Lead Grey 9500 in the locations on plan ref: Proposed Scope of Works 70SL-03 received 4th July 2022.

On the basis that the development is implemented in accordance with the details within the above documents and plans, prior to the first occupation of the development condition no.4 is discharged.

Condition no.5 materials bricks, slates

The content of the specification of proposed mortar document dated 29 June 2022 received 4th July 2022 has been examined , together with the content of the email from the agent dated 26th August 2022 confirming there will be no replacement of bricks taking place and pointing repairs will also only take place where necessary noted. Furthermore , the content of the agent email dated 20th December 2022 confirming that the existing slates are random Welsh ton slates; that there are diminishing courses on the main roof slates, which will be maintained; that the advice by the slate roofing contractor is that nearly all of the slates will be retained, and if any are damaged, the slates to be replaced with will be Welshton slates from nearby reclaimed slates yard around Greater Manchester, has been noted .

The photographic images of the Existing & Replacement of Roof Slates dated 2022, in the locations as per plan ref: Existing Elevation with Proposed Scope of Works 70SL-03 received 4th July 2022 have also been considered.

On the basis that the development is implemented in accordance with the details within the above documents, visual images and plan, and the slates match those on the existing roof, condition no.5 is discharged.

Condition no. 6 Ceilings

The content of the Lath & plaster method statement dated 28 June 2022 received 4th July 2022 has been considered in conjunction with the internal cornice detail on plan ref: Proposed Detail Section 70SL-06 approved as part of the Listed Building Consent (ref: 131433) .

On the basis that the development is implemented in accordance with the details within the above document and plan, condition no.6 is discharged.

Condition no. 7 Timberwork

The content of the Repair and removal of floorboards and associated timbers method statement dated 28 June 2022 received 4th July 2022 was considered, but it is noted that the content of this document has been superseded by confirmation from the planning agent dated 26th August 2022 that no floorboards would be replaced , and the further confirmation from the planning agent dated 20th December 2022 that there will be no removal of any existing timber joists or any other ancillary timber removal . On this basis no further action is required in regard to the discharge of condition no.7.

Condition no. 8 rainwater goods

The content of the Rainwater Goods Method statement dated 29 June 2022 for rainwater goods received 4th July 2022 was considered, but it is noted that the content of this document has been superseded by confirmation from the planning agent dated 26th August 2022, that there will be no replacement of any rainwater goods. On this basis no further action is required in regard to the discharge of condition no.8.

Condition no. 9 Wall finishes

Specification of finishes document dated 28 June 2022 relating to resulting remaining unfinished sections of wall has been examined . On the basis that the development is

implemented in accordance with the details in the Specification of finishes document dated 28 June 2022 condition no.9 is discharged.

Condition no. 10 RAMS for bats

The content of the Bat Presence/Absence Survey dated 21st June 2022 UES reference: UES03593/02 has been examined. It is noted that no bats were found to be roosting within the buildings on site, but that due to the presence of breeding birds within the building on site, the report recommends that the initial renovation works take place outside of the breeding bird season and should not be undertaken from March to August inclusive, and if this is not possible, a breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist, and an ecological clerk of works appointed if considered necessary. On the basis that the development is undertaken in accordance with the content of the Bat Presence/Absence Survey, condition no.10 is discharged.

Date: 4 January 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 his 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.