

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

All Work & Social Bonded Ltd
Bonded Warehouse
Lower Byrom Street
Manchester
M15 4PY

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Listed building consent for the retention of refurbishment and alteration of Levels 2, 3 and 6 for offices (Use Class E) including insertion of mezzanine, partitions, lecture seating, and glass external doors.

Location: Bonded Warehouse , 18 Lower Byrom Street, Manchester, M3 4AP

Date of application: 4 August 2022

Application number: 134599/LO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All issues have been dealt with in a satisfactory manner.

Condition(s) attached to this decision

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

02 (20) 100 - GA_As Built
02 (22) 400 - GLAZED SCREENS_As Built
02 (22) 407 - SCREEN ELEVATIONS_As Built
02 (32) 401 - BAR-BOH KITCHEN DOOR_As Built
02 (32) 402 - we CUBICLE DOOR_As Built

02 (32) 403 - AMBULANT we CUBICLE DOOR_As Built @ 02 (32) 404 - DDA we DOOR_As Built
 02 (32) 405 - LOBBY DOOR_As Built
 02 (32) 406 - MEETING RM-WORK SUITE DOORS_As B ... @ 02 (35) 110 - RCP_As Built
 02 (42) 130 - PARTITIONS WALL FINISHES As Built
 02 (43) 130 - FLOOR FINISHES_As Built
 02 (71) 510 - BAR_As Built
 02 (71) 51 0A - BAR_As Built
 02 (71) 511 - CLOAK CUPBOARD_As Built
 02 (71) 512 - LIGHT WALL_As Built
 02 (74) 400 - WASHROOMS_As Built
 1685 00S - Mesh Ceiling Panels
 06 (00) 1 00 - Existing 6th floor plan
 06 (10) 000 - Demolition plan
 06 (20) 100 - GA_As Built
 06 (22) 100 - PARTITION TYPES_As Built
 06 (22) 400 - WRITABLE WALLS_As Built
 06 (22) 401 - BOARDROOM TV WALL_As Built
 06 (22) 510 - STOOL WALL_As Built
 06 (32) 100 - DOOR SCHEDULE_As Built
 06 (35) 110 - RCP_As Built
 06 (42) 130 - WALL FINISHES_As Built
 06 (71) 100 - JOINERY PLAN_As Built
 06 (71) 511 - TEAPOINT _As Built
 06 (71) 513 - COMPUTER CONTROL STAND As Built 06 (71) 514 - BLEACHER SEATING_As Built
 06 (71) 515 - QUIET BOOTHS 1_As Built
 06 (71) 516- QUIET BOOTHS 2_As built
 06 (71) 517 - PRINT WASTE STATION_As Built
 06 (71) 519 - CHALKBOARD _As Built
 06 (71) 520 - TRAINING ROOM TABLES_As Built
 06 (74) 400 - ODA WC_As Built
 22-05-2020 The Bonded Warehouse Leve 02 Fire Alarm As Fitted 22-05-2020 The Bonded Warehouse Leve 03 Fire Alarm As Fitted 1 22-05-2020 The Bonded Warehouse Level 06 Fire Alarm As-Fitted 1799-03-6201 Rev AF1
 1799-03-6202 Rev AF1
 1799-03-6301 Rev AF1
 1799-03-6302 Rev AF1
 1799-03-6802 Rev AF1
 Bonded Warehouse - HVAC Ventilation Layout Rev AF
 Bonded Warehouse - Roof Level HVAC Ventilation Layout Rev AB
 Bonded Warehouse L6 - HVAC Ventilation Layout Rev AF
 BW-DE-02-T1 Demo Plan
 BW-DE-03-T1 Demo Plan BW-EE-E-T1
 BW-EE-N-T1 BW-EE-S-T1 BW-EE-W-T1
 BW-EX-01-T1 BW-EX-02-T1 BW-EX-03-T1 BW-EX-04-T1 BW-EX-05-T1
 ECE-0170-M100 AF ECE-0170-M101 AF ECE-0170-M102 AF
 DP KS-50 T5 - Level 3 Works Hub typical work suites DP KS-52 T4 - Level 3 Works Hub typical pod mezz plan
 DP KS-54 T5 - Level 3 Works Hub work suite pod elevatio DP KS-55 T4 - Level 3 Works Hub Elevations D E
 DP KS-72 T2 - Reception Coffee Elevations A B DP_CL-03 T6 - Level 3 RCP

DP_CL-03M T5 - Level 3 Mezzanine RCP DP_dJ-20 T3 - Reception Coffee Counter
 DP_DT-01 T1 - Level 3 Door Type C1 DP_DT-03 T2 - Level 3 Door Type C3 DP_DT-04
 T2 - Level 3 Door Type A1
 DP_DT-05 T2 - Level 3 Door Type A2 DP_DT-07 T1 - Level 3 Door Type B1 DP_DT-
 13 T1 - Level 3 Door Type F1 DP_DT-19 T3 - Level 3 Door Type ES DP_DT-22 T2 -
 Level 3 Door Type J DP_EX-02-T2 - Level 2 Existing Plan DP_FF-03 T4 - Level 3 Floor
 Finishes
 DP_FF-03M T3 - Level 3 Mezzanine Floor Finishes DP_GA-03 T6 - Level 3 General
 Arrangement
 DP_GA-03M T5 - Level 3 Mezzanine General Arrangement DP_GE-E-T1
 DP_GE-N-T1 DP_GE-S-T2 DP_GE-W-T1
 DP_KI-01 T2 - Kitchenette 01 DP_KI-02 T2 - Kitchenette 02
 DP_KS-70 T3 - Reception Coffee Plan DP_KS-71 T2 - Reception Coffee RCP
 DP_KS-73 T2 - Reception Coffee Elevations C D DP_PA-03 T5 - Level 3 Partitions
 Plan
 DP_ST-01 T1 - Level 3 Work Hub Soft Seating Balustrade DP_ST-02 T2 - Level 3
 Work Hub Soft Seating Typical Stair DP_WC-02 T2 - Washrooms
 E001 Rev AF1 (Level 6 Ltg)
 E002 Rev AF1 (Level 6 Containment) E002 Rev AF1 (Small Power)
 E003 Rev AF1 (Level 6 Data) E003 Rev AF1 (Ltg)
 E004 Rev AF1 (Level 6 Power) E005 Rev AF1 (Containment) E006 Rev AF1 (Access
 Control) OPT-DRG-1000
 OPT-DRG-1001 OPT-DRG-1003 OPT-DRG-1004
 OPT-DRG-1005 OPT-DRG-1006 OPT-DRG-1007 OPT-DRG-1008 OPT-DRG-1009
 OPT-DRG-1010 OPT-DRG-1011 OPT-DRG-1012 OPT-DRG-1013 OPT-DRG-1014
 OPT-DRG-1015
 BW-S-01 P1 Site Plan

Design & Access Statement, OBI, April 2020 Planning Statement, Zerum, September 2020

Levels 2, 3 and 6 Heritage Statements, Stephen Levrant Heritage Architecture, August 2020

Proposed Signage Strategy, Amspeck Sustainability Strategy Statement, Crookes Walker

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.

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 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 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.