

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Paul Crowe
Britannia Invest A/S C/o APAM
10th Floor Bridgewater House
58 - 60 Whitworth Street
Manchester
M1 6LT

Agent (if used)

Mr Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (approved drawings) attached to application ref no 134350/LO/2022

Location: Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT

Date of application: 15 November 2022

Application number: 135486/JO/2022

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included requesting further information.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning from the 19 November 2021 as attached to Listed Building Consent 131489/LO/2021

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 12 July 2022:

006 Ga Sixth Floor Plan 1:100 A1
Demolition Drawings
075 Ga Fifth Floor Demolition Plan
076 Ga Sixth Floor Demolition Floor Plan
161 Proposed 5th Internal Elevations
162 Proposed 6th Internal Elevations
201 5th Floor Wall Setting Out
300 Fifth Reflected Ceiling Plan
600 5th Floor Finishes Plan
601 5th Wall Finishes Plan
C1210-M01 5th Floor Proposed
C1210-M02 6th Floor Proposed

Received by the City Council as local planning authority on 30 August 2022:

-AXI 160 Rev 01 Proposed 5th & 6th Floor Existing And Proposed Lobby Doors
-AXI 201 Rev 01 Proposed 6th Floor Wall Set Out
-AXI 301 Rev 01 Proposed 6th Floor Reflected Ceiling Plan
-AXI 602 Rev 01 Proposed 6th Floor Finishes
-AXI 603 Rev 01 Proposed 6th Floor Wall Finishes
-Email from Agent

Received by the City Council as Local Planning Authority on 15 November 2022:

-Completed Application Forms for Listed Building Consent and Ownership Certificates.
-Heritage Statement prepared by Paul Butler Associates dated November 2022
-Bridgewater House Design Statement prepared by AXI dated 7.11.22
-Schedule of Repair and Renovation prepared by Blok Projects dated 7.11.22
-Fire Safety Strategy by SPL Fire Engineering Ltd.
-Fire Risk Assessment Report by Ligas Ltd.
-Proposed GA Fifth Floor Plan Ref 105 Rev 01
-Proposed GA Sixth floor Plan Ref 106 Rev 03
-Proposed 5th & 6th Floor Entrance Lobby Plan and elevations Ref 164.
-Proposed 5th Floor Lift Shaft Refurbishment Plan Ref 165.

Received by the City Council as Local Planning Authority on 19 January 2022:

-Specification and method statement for the repainting of the former lift shaft

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) The proposed replacement lobby doors should be coloured dark grey/black as shown on the submitted plans, unless other RAL finish is agreed in writing by the City Council as Local Planning Authority

Reason : 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: 20 January 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.