

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Mr Daniel Stinton  
University of Manchester  
323 Oxford Road  
Manchester  
M13 9PS

#### **Agent (if used)**

Mr Sean Heneghan  
ADP Architecture Ltd  
33A Victoria Street  
Birmingham  
B1 3ND

### **Part 1 – Particulars of the application/development**

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**Proposal:** Variation of condition 3 attached to Listed Building Consent referenced 127105/LO/2020 to remove trigger relating to prior to occupation

**Location:** 323 Oxford Road, Manchester, M13 9PS

**Date of application:** 7 November 2022

**Application number:** 135403/JO/2022

### **Part 2 – Particulars of decision**

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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**

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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 ongoing advice about the information required to be submitted to support the application and the conditions needed to allow the recommendation of approval

### **Condition(s) attached to this decision**

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1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

Location Plan A-900

Proposed Site Demolition and Enabling Works A-0904  
Design and Access Statement  
WML Phase 2 Geo-Environmental Investigation & Assessment  
Wind Microclimate Assessment  
Ecological Appraisal  
Environmental Standards Statement  
Air Quality Assessment  
Crime Impact Statement  
Public Rights of Light Document  
University of Manchester 323 Oxford Road Management Plan March 2020 Issue 1  
Television and Radio Impact Assessment  
AEC Noise Assessment P4113/R1/DMT  
Heritage Statement  
Waste Management Proforma  
Waste Management Strategy  
Travel Plan  
Visuals 1-5  
received by Manchester City Council as Local Planning Authority 8th June 2020

Visibility Splay Plan DR-A-0906  
Cycling Storage Location Plan DR-A-0907  
GA-B1-Floor Plan DR-A-1024 Rev D3 T1  
GA-01 Floor Plan DR-A-1026 Rev D3 T1  
GA-02 Floor Plan DR-A-1027 Rev D3 T1  
GA-03 Floor Plan DR-A-1028 Rev D3 T1  
GA-Roof Plans DR-A-1029 Rev D3 T1  
Demolition Reflected Ceiling Plans DR-A-1110  
B1/GF Reflected Ceiling Plans DR-A-1120 Rev D3 T1  
01/02 Reflected Ceiling Plans DR-A-1121 Rev D3 T1  
03/04 Reflected Ceiling Plans DR-A-1122 Rev D3 T1  
GA South Elevation DR-A-1221 Rev D3 T1  
GA Sections North and South Facing DR-A-1300 Rev D3 T1  
GA Sections East and West Facing DR-A-1301 Rev D3 T1  
1\_20 Detail Sections External Fabric DR-A-4100 Rev D3 T1  
Daylight and Sunlight Report  
Planning Statement  
Site Plan DR-A-0902 Rev D3 T1  
Unexploded Ordnance Survey  
ADP Transport Statement  
received via email 29th July 2020

Phase 1 Desk Study and Preliminary Geoenvironmental Assessment 8530G-WML-00-XX-RP-G-0001  
received via email 24th August 2020

Archaeological Assessment  
received via email 25th August 2020

Bat Survey Report by Verity Webster  
received via email 8th September 2020

Email from ADP at 21:26 on 2nd October 2020 in response to conservation comments  
Curtain Wall Setting Out Elevations DR-A-4300 D3 T1  
Window Schedule Elevations SC-A-6150 D3 T1

received via email 2nd October 2020

Heritage Construction Details DR-A-4501  
GA Elevations DR-A-1220 Rev 2  
UMNW-ADP-00-ZZ-M3 - A-4103 - D3 T2  
received via email 8th October 2020

Email from ADP re. S278 works and Environmental Health comments  
External Works DR-A-1900 Rev D3 T3  
GA-00 Floorplan DR-A-1025 REV D3 T2  
Drainage Strategy  
Drainage Layout DR C 1001 REV T01  
received via email 16th October 2020

Refuse Swept Path Analysis 75783 CUR 00 XX DR TP 05001 P01  
received via email 21st October 2020

Email from ADP at 09:58 on 3rd November 2020 in response to heritage comments  
UMNW-ADP-00-ZZ-M3 - A-4112 - D3 T1  
UMNW-ADP-00-ZZ-M3 - A-4113 - D3 T1  
received via email 3rd November 2020

Email from ADP re. Brighton Place received at 15:01 on 4th November 2020  
received via email 4th November 2020

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) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site, and within a timescale to be approved in writing by Manchester City Council as Local Planning Authority:

- a) Discharged.
- b) Insulation proposed to the roof of the original building at 323 Oxford Road
- c) Cleaning, repairs, treatment and redecoration to all external features of the original building at 323 Oxford Road including but not limited to stucco, windows, sills, cornices etc.
- d) Method statement for removal of non-original items in the listed building including but not limited to cash machine, redundant signage etc and the making good of any damage caused by the removal of these non-original features.
- e) Cleaning, repairs and treatment of the roof, leadwork, parapet and associated pipework.
- f) Method statement for the removal of non-original concrete steps and steel ramp to the front elevation, and for making good of any damage caused by their removal, and details and method statement for repair and/or reinstatement of the original stone steps.

g) Method statement for the retention and repair of the original boundary plinth stones to Dover Street. And a detailed design for the proposed new cast iron railings, including samples and specifications and method statement for installation.

The works shall be carried out in accordance with the approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

4) Notwithstanding condition 2, the proposed management plan for the listed building shall remain in place and be adhered to as long as the building (323 Oxford Road) remains unoccupied in accordance with the following documents:

323 Oxford Road Management Plan March 2020 Issue 1 by the University of Manchester  
received by Manchester City Council as Local Planning Authority 8th June 2020

Email from Adam Pearson at 21:26 on Friday 2nd October 2020 confirming management of Listed Building during period of non-occupation. Received via email 2nd October 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, and to protect the character and appearance of the listed building, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to first occupation of the proposed attached development, the proposed repair works to the attached Listed Building (323 Oxford Road) detailed in the following documents:

323 Oxford Road Management Plan March 2020 Issue 1 by the University of Manchester  
received by Manchester City Council as Local Planning Authority 8th June 2020

Email from Adam Pearson at 21:26 on Friday 2nd October 2020 confirming management of Listed Building during period of non-occupation. Received via email 2nd October 2020.

shall be completed in full, in accordance with details and methodologies to be submitted to and approved by Manchester City Council as Local Planning Authority in association with application ref: 127105/LO/2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, and to protect the character and appearance of the listed building, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

## **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:

[http://www.manchester.gov.uk/info/100011/roads\\_parking\\_and\\_transport/1988/naming\\_and\\_numbering\\_of\\_houses\\_buildings\\_streets\\_and\\_roads/2](http://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: 19 December 2022

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/planning-inspectorate](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.