MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

McCauls Group Ltd
First Floor
362 Manchester Road
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: Discharge of Conditions 10 (Details and Cons Strategy) and 11 (Details) of application referenced 128911/FO/2020

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

Date of application: 24 August 2022

Application number: CDN/22/0609

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 10 (Details and Cons Strategy

Condition 10 (Details and Cons Strategy)- 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.

Condition 11 (Details)

Condition 11 (Details): 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

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 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.

Date: 7 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 (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 of 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.