

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

Approval of details reserved by condition

Applicant

McCaul
McCauls Group Ltd
First Floor
362 Manchester Road
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 6 (Scaffolding), 8 a (Sample Schedule and Programme) and 8b(Construction Environmental Management Plan) and 9 (Pre-commencement details) of application referenced 128911/FO/2020

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

Date of application: 18 August 2022

Application number: CDN/22/0592

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 06 (Scaffold details)

Condition 06 (Scaffold details): On the basis of the erection of the scaffolding in accordance with the following:

APPENDIX A-CRE-IBM-135-001A-1 DRG, APPENDIX A-CRE-IBM-135-001A-2 DRG, APPENDIX A-CRE-IBM-135-001A-3DRG, APPENDIX A-CRE-IBM-135-001A-4 DRG, APPENDIX A-CRE-IBM-135-001A-5 DRG, APPENDIX A-CRE-IBM-135-001A-6 DRG and CRE-IBM-135-001A CALCS;

CONDITION 6-SCAFFOLDING QUERIES stamped as received on 23-09-22

and

OMI's e-mail 23 September 2022 in relation to scaffolding details

Condition 8 (Materials Listed Building),

Condition 8a (Sample Schedule and Programme): On the basis of the following:

OMI Drawing A2190-NEW BUILD EXTENSION - SAMPLE PANEL; and

External / Internal Material Submission Schedule and Programme Rev C stamped as received on 06-12-22

the condition is discharged

Condition 8b (Construction Environmental Management Plan): On the basis of ongoing compliance with the Principles and Commitments in the following:

Condition 7b: Construction Environmental Management Plan - Circular Economy Statement 31-32 Laystall Street Manchester July 2022 by McCauls

the condition is discharged

For discharge of part (c) The sample panels and quality control management strategy (New build) and details of internal and external materials (Listed Building) shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Condition 9 (Pre-commencement details)

Condition 9 (Pre-commencement details): On the basis of implementation in accordance with the following:

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works and a programme for reinstatement should the full implementation of the approved scheme not proceed;

- OMI Drawing - L0225-OPENING UP WORKS EXTERNAL ELEVATIONS BROCK STREET
- OMI Drawing - L0226-OPENING UP WORKS EXTERNAL ELEVATIONS - LAYSTALL STREET
- Chambers Conservation - Itemised Schedule of works

(b) Method statement for demolition works to ensure that there is no damage structurally or otherwise to the retained fabric at 32-34 Laystall Street;

- OMI Drawing - L0110 - Demolition Plan Basement
- OMI Drawing - L0111 - Demolition Plan Ground
- OMI Drawing - L0112 - Demolition Plan showroom boundary basement
- OMI Drawing - L0113 - Demolition Plan showroom boundary ground
- OMI Drawing - L0114 - Demolition Plan showroom boundary first
- OMI Drawing - L0115 - Demolition Plan showroom boundary second
- OMI Drawing - L0210 - Demolition Elevation Brock Street
- OMI Drawing - L0211 - Demolition Elevation Pigeon Street
- OMI Drawing - L0212 - Demolition Elevation rear of showroom
- OMI Drawing - L0215 - Demolition Images Brock Street
- OMI Drawing - L0216 - Demolition Images Pigeon Street
- OMI Drawing - L0217 - Demolition Images Internal
- KBS Demolition Method Statement
- D.Hughes RAMS
- KBS Site Set up plan
- KBS Temporary protection to openings DWG
- Chambers Conservation Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.

(c) Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within the listed building (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;

- Chambers Conservation - 220714 Demolition and removal methodology
- OMI Drawing - L0120 - DEMOLITION PLAN SHOWROOM BASEMENT
- OMI Drawing - L0121 - DEMOLITION PLAN SHOWROOM GROUND OMI Drawing
- OMI Drawing - L0122 - DEMOLITION PLAN SHOWROOM FIRST
- OMI Drawing - L0123 - DEMOLITION PLAN SHOWROOM SECOND
- OMI Drawing - L0124-DEMOLITION PLAN SHOWROOM ROOF

(d) Method statement for all proposed structural works (including floor strengthening), fire treatment and floor protection;

(e) Detailed schedule of works and specification for the careful dismantling and reuse of the original terracotta sample panel;

- OMI Drawing - L0210 - Demolition Elevation Brock Street
- Chambers Conservation Dismantling of Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.

(f) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans;

Noting that there is no requirement for air conditioning or external plant on the scheme and that all spaces are to be naturally ventilated.

- 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

(g) (i) An inventory and record of remnants of original fabric and previously removed original fabric;

- Chambers Conservation Historic Fabric Inventory (partial discharge)

all subject to the relevant clarifications within OMI's e-mails dated 10-11-22 and 17-11-22

the condition is discharged subject to the following caveats:

With respect to g (ii) a programme for the submission of a schedule of how these items are being reused or reinstated; and the Final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation.

are still required for Final/ Full Discharge; and

That whilst there is no current proposal to remove existing structural steelwork, if upon completion of the survey following strip out the condition of some steelwork is considered precarious we any further works will be submitted to and agreed in writing by the City Council as Local Planning Authority (Final Discharge)

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 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.