

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 Stephen Beech
Beech Design & Build
C/o Agent

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 3 (Materials) of application 119373/LO/2018 to amend the wording under

Location: Mindel House, 10 Minshull Street, Manchester, M1 3EF

Date of application: 26 May 2022

Application number: 133905/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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 17 November 2023.

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:

Structural Glazing information and 3D Visuals

Received 11 August 2020

061_166_BS F 5TH FLOOR PLAN Rev H
061_214_BS F ELEVATIONS Rev G
061_240 C BLOOM STREET EXTENSION ELEVATIONS Rev E
061_241 C BLOOM STREET EXTENSION ELEVATIONS 2 Rev E
502A ACTUAL CURTAIN WALLING REV B

Received 17 March 2020

061_152_MS D LOWER GROUND FLOOR PLAN
061_153_MS D UPPER GROUND FLOOR PLAN
061_154_MS D 1ST FLOOR PLAN
061_155_MS D 2ND FLOOR PLAN
061_156_MS D 3RD FLOOR PLAN
061_157_MS D 4TH FLOOR PLAN
061_159_MS E ROOF PLAN
061_160_BS E LOWER GROUND FLOOR PLAN
061_161_BS E UPPER GROUND FLOOR PLAN
061_162_BS E 1ST FLOOR PLAN
061_163_BS E 2ND FLOOR PLAN
061_164_BS F 3RD FLOOR PLAN
061_165_BS F 4TH FLOOR PLAN
061_167_BS F TERRACE PLAN
061_169_MS D LOWER GROUND FLOOR CEILING PLAN
061_170_MS D UPPER GROUND FLOOR CEILING PLAN
061_171_MS D 1ST FLOOR CEILING PLAN
061_172_MS D 2ND FLOOR CEILING PLAN
061_173_MS D 3RD FLOOR CEILING PLAN
061_174_MS E 4TH FLOOR CEILING PLAN
061_177_BS E LOWER GROUND FLOOR CEILING PLAN
061_178_BS E UPPER GROUND FLOOR CEILING PLAN
061_179_BS E 1ST FLOOR CEILING PLAN
061_180_BS E 2ND FLOOR CEILING PLAN
061_181_BS F 3RD FLOOR CEILING PLAN
061_182_BS F 4TH FLOOR CEILING PLAN
061_183_BS F 5TH FLOOR CEILING PLAN
061_184_BS D ROOF TERRACE CEILING PLAN
061_205_MS C SECTION A-A
061_206_MS C SECTION B-B
061_207_BS C SECTION C-C
061_208_BS F SECTION D-D
061_209_MS C SECTION E-E
061_213_MS E ELEVATIONS
061_501 D TYPICAL WALL DETAILS
061_502 D ROOF EXTENSION DETAILS
061_505 D SKY WELL DETAILS
061_506 C EXTERNAL HOIST BALCONY DETAILS
061_508 A SHADOW GAP DETAIL
061_530_BS B MAIN STAIRCASE
061_531_BS C SECONDARY STAIRCASE
061_543 D BLOOM STREET TYPICAL WINDOW DETAILS
061_544 D TYPICAL WINDOW WITH DECORATIVE FRAME
061_545 D MINSHULL STREET TYPICAL WINDOW DETAILS

061_546 D BLOOM SUBSTATION DETAILS
061_548 D ALLEYWAY DETAILS
061_549 D GATE ELEVATIONS
061_550 D ALLEYWAY PLANS & SECTIONS
061_552 B RAMP & STEP DETAILS
061_553 C BLOOM STREET HOVEL
061_554 B AOV LOUVRE DETAIL
061_561 A MINSHULL STREET NEW OPENINGS PROPOSED
061_562 A BLOOM STREET NEW OPENINGS PROPOSED
061_563 C SMOKE SHAFT DETAILS
061_564_BS A UPPER GROUND FLOOR WINDOW DETAIL
061_701_MS A LOWER GROUND FLOOR EXTERNAL WALL FINISH
061_702_MS B UPPER GROUND FLOOR EXTERNAL WALL FINISH
061_703_MS B 1ST FLOOR EXTERNAL WALL FINISHES
061_704_MS B 2ND FLOOR EXTERNAL WALL FINISHES
061_705_MS A 3RD FLOOR EXTERNAL WALL FINISHES
061_706_MS B 4TH FLOOR EXTERNAL WALL FINISHES
061_708_BS C LOWER GROUND FLOOR EXTERNAL WALL FINISH
061_709_BS C UPPER GROUND FLOOR EXTERNAL WALL FINISH
061_710_BS C 1ST FLOOR EXTERNAL WALL FINISHES
061_711_BS C 2ND FLOOR EXTERNAL WALL FINISHES
061_712_BS C 3RD FLOOR EXTERNAL WALL FINISHES
061_713_BS C 4TH FLOOR EXTERNAL WALL FINISHES
061_901_MS C LOWER GROUND FLOOR RETENTION PLAN
061_902_MS C 1ST FLOOR RETENTION PLAN
061_903_MS C 2ND FLOOR RETENTION PLAN
061_904_MS C 2ND FLOOR RETENTION PLAN
061_905_MS C 3RD FLOOR RETENTION PLAN
061_906_MS C 4TH FLOOR RETENTION PLAN
061_908_BS D LOWER GROUND FLOOR RETENTION PLAN
061_909_BS D UPPER GROUND FLOOR RETENTION PLAN
061_910_BS D 1ST FLOOR RETENTION PLAN
061_911_BS D 2ND FLOOR RETENTION PLAN
061_912_BS D 3RD FLOOR RETENTION PLAN
061_913_BS D 4TH FLOOR RETENTION PLAN
061_914_BS D ROOF RETENTION PLAN
061_501A B TYPICAL WALL DETAILS
061_101_MS D LOWER GROUND FLOOR PLAN
061_102_MS D UPPER GROUND FLOOR PLAN
061_103_MS D 1ST FLOOR PLAN
061_104_MS D 2ND FLOOR PLAN
061_105_MS D 3RD FLOOR PLAN
061_106_MS D 4TH FLOOR PLAN
061_107_MS C ROOF PLAN
061_109_MS D LOWER GROUND FLOOR CEILING PLAN
061_110_MS D UPPER GROUND FLOOR CEILING PLAN
061_111_MS D 1ST FLOOR CEILING PLAN
061_112_MS D 2ND FLOOR CEILING PLAN
061_113_MS D 3RD FLOOR CEILING PLAN
061_114_MS E 4TH FLOOR CEILING PLAN
061_117_BS D LOWER GROUND FLOOR PLAN
061_118_BS D UPPER GROUND FLOOR PLAN
061_119_BS D 1ST FLOOR PLAN
061_120_BS D 2ND FLOOR PLAN

061_121_BS D 3RD FLOOR PLAN
061_122_BS D 4TH FLOOR PLAN
061_123_BS B ROOF PLAN
061_125_BS D LOWER GROUND FLOOR CEILING PLAN
061_126_BS D UPPER GROUND FLOOR CEILING PLAN
061_127_BS D 1ST FLOOR CEILING PLAN
061_128_BS D 2ND FLOOR CEILING PLAN
061_129_BS D 3RD FLOOR CEILING PLAN
061_130_BS D 4TH FLOOR CEILING PLAN
061_201_MS B SECTION A-A
061_202_MS B SECTION B-B
061_203_BS C SECTION C-C
061_204_BS C SECTION D-D
061_211_MS E ELEVATIONS
061_212_BS D ELEVATIONS
061_216 D STREET VIEWS A
061_217 D STREET VIEWS B
061_220 B MINSHULL STREET SECTION EXTERIOR WALLS
061_221 B BLOOM STREET SECTION EXTERIOR WALLS
061_547 D ALLEYWAY PLANS & SECTIONS
061_551 B ALLEYWAY SECTIONS & ELEVATIONS
061_560 A NEW OPENINGS DETAILS
061_176_MS B SPRINKLER RETENTION SYSTEM
061_001 A LOCATION & SITE PLAN
Roof top extension brochure
Waste Plan 061_002 Rev A

Received 13 November 2019

Bat Inspection Survey of Mindel House and 11 Bloom Street prepared by REC Ltd
Received 21 November 2019

Planning Statement prepared by Paul Butler Associates
Heritage Statement for Mindel House prepared by Paul Butler Associates.
Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
Environmental Standards Statement prepared by Element Sustainability.
Crime Impact Statement prepared by Greater Manchester Police Design for Security.
Transport Statement prepared by SCP Transportation Planning.
Framework Travel Plan prepared by SCP Transportation Planning.
Noise report prepared by Sandy Brown
Schedule of Repair and Renovation prepared by Beech Design & Build.
Construction Management Plan prepared by Beech Design & Build.
TV Reception Survey prepared by SCS.
Air Quality Assessment prepared by Redmore Environmental.
Ventilation Strategy Report prepared by Parker Wilson Consulting.
Drainage Strategy prepared by CRM Rainwater Drainage.
Development Appraisal prepared by Beech Holdings dated March 2018
The Architectural Paint Research prepared by Lincoln Conservation dated October 2021
The report by WJ Structures Ltd dated 3 March 2022
The report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G

The letter from Manchester Design and Build dated 24th April 2022

The email from Paul Butler Associates dated 1 September 2022 (excluding the following wording: 'Ok. It is accepted that hot mixed mortar will be used.')

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 submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Notwithstanding the details submitted with the application, prior to any external alterations to the external elevations and rooves of the buildings commencing, a programme for the issue of samples and specifications of all material to be used on all external elevations and rooves of the development and hard landscaping, drawings to illustrate details of full sized sample panels that will be produced and details of the glazing and frames, a programme for the production of the full sized sample panels, a strategy for quality control management and a Construction Environmental Management Plan (CEMP) (Materials). The following shall then be submitted in accordance with the dates within this approved programme.

(b) Samples and specifications of all materials as set out in the approved programme (a) to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority.

(c) Drawings to illustrate details of full-sized sample panels (The panel to be produced shall include jointing and fixing details between all component materials and any component panels) that will be produced shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the dates within the approved programme (a). The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full-sized sample panels.

(d) A Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle (a);

(e) The sample panels, and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

All external materials shall be installed only and fully in accordance with the approved information (a-e).

Reason - In the interests of visual amenity and 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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.
- (b) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.
- (c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (d) Details of shadow gaps
- (e) Details of any basement tanking
- (f) Agreement of a plaster match to original / historic plaster
- (g) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach
- (h) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.
- (i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (j) Specification / methodology for replacement of missing basement window grilles
- (k) Detailed design of new internal and external doors
- (l) Detailed methodology for the proposed restoration / refurbishment of retained staircases
- (m) Details of the smoke shaft
- (n) Detailed design of the post boxes
- (o) Details of retention / repair or historic cast iron rainwater goods
- (p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (q) Design of hovel gate to Bloom Street
- (r) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings
- (s) Where plans identify features to be removed, please clarify where these could be used elsewhere

MINDEL HOUSE

- (a) Details of the enclosing structure to the main staircase
- (b) Agreement of design of works to windows which should include the proposed treatment of panelling in window reveals
- (c) Agreement of treatment of ground floor entrance area (at the Bloom Street / Minshull Street corner)
- (d) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.
- (e) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (f) Detailed design of dry riser within a Bloom Street basement window
- (g) Details of blocking of internal doorways servicing the secondary/rear staircase.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

Reason - In the interests of visual amenity and 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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) The scaffolding of the site shall be implemented and maintained in accordance with the information within the following approved documents :

- The Scaffolding Options Appraisal prepared by Manchester Design and Build dated June 2022 received by the City Council as local planning authority on 15 June 2022
- The email from Paul Butler Associates dated 1 September 2022

Reason - In the interests of visual amenity and 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:

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: 28 October 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 . 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.