

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.
- 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

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

Listed Building Consent

Applicant

Jane McKevley
Manchester City Council
Citywide Services Manager - Place
Libraries, Galleries And Culture
PO Box 532
Town Hall
Manchester
M60 2LA

Agent (if used)

Mr Frank Duncan Sanderson
Kepczyk Pearce Sanderson Ltd
75 Wilmslow Road
Handforth
Wilmslow
SK9 3EN

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the reinstatement of the entrance rotunda to its original form, with balustraded gallery and top lit dome, installation of additional internal infrastructure and servicing (CCTV network, access controls, control box and cabling) together with improvements to the external fabric of the building including masonry cleaning and repairs, patch pointing, window repairs, and attending to roof and other defects on a 'like for like' basis.

Location: Chorlton District Library , Manchester Road, Chorlton, Manchester, M21 9PN

Date of application: 12 July 2022

Application number: 134349/LO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) attached to this decision

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:

- Heritage Impact Assessment
- Design and Access Statement
- Proposed drawings: 0010, 0011, 0012, 0013, 0020, 0021, 0030, 0031, 0040, 0050, 0051, 0060, 0070, 1000
- Proposed drawings: FR002, FR003, FR004, FR005, FR006, FR007, FR008, FR009, FR010, FR011, FR012, FR013, FR014, FR015, FR016, FR017, FR018, FR019, FR020, FR023, FR024, FR025, FR027, FR21, FR22

Stamped as received by the City Council as local planning authority on the 12th July 2022.

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 as set out in condition 2 above, no development shall commence in relation to the following work unless 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) The first floor balustrade;
- b) Remedial concrete works to the coffering and underside of the rotunda;
- c) The de-stratifying fans and radiators within/under the rotunda and gallery;
- d) Works to reinstated lantern including replacement glazing;
- e) Works/repairs to the portico entrance and underside of balcony;

All of the above shall be implemented in accordance with the approved details before the use commences:

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.

4) Before any brickwork and stonework repairs are carried out, samples of the materials to be used for the repairs and the mortar to be used shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be carried out in accordance with the approved materials and mortar composition.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity and character of the area and the designated heritage asset, as specified in policies SP1, EN3 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19.

5) Rainwater goods shall be replaced like-for-like, including RAL finish, with the historic hoppers and brackets to be retained and repaired to match.

Reason - To ensure an acceptable development at the listed building, pursuant to policy DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

5) Before any external elevation cleaning takes place, full details of the proposed cleaning method(s) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The cleaning shall be carried out in accordance with the approved method. A sample panel showing the result of the approved cleaning method shall be inspected and approved on site by the Local Planning Authority before the wholesale cleaning of the elevations takes place.

Reason - To ensure an acceptable development at the listed building, pursuant to policy DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

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

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Date: 6 September 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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.