

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

Salboy Central Ltd
C/o Agent

Agent (if used)

Mr Joe McElhone
Deloitte
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Variation of planning conditions 2, 5, 6, 8, 9 and 10 associated with Listed Building Consent 129168/JO/2021 to allow removal of bridge over Great Bridgewater Street, enlargement of openings within existing abutment to Great Bridgewater Street, new penetrations to the arches to accommodate structural columns, foundation and stair works together with removal of brickwork and temporary openings through arches for tower crane installation

Location: Former Bauer Millett Site , Albion Street, Manchester

Date of application: 24 May 2022

Application number: 133760/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 proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 28 October 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:

Drawings approved as part of planning application 133760/JO/2022

10053-MP-B5D9-JC20-P-00-101 Rev 01, 10053-MP-B5D9-JC20-P-01-101 Rev 01, 10053-MP-A-B5D9-G200-P-00-101 Rev 01, 10053-MP-A-B5D9-G200-P-01-101 Rev 01, 10053-MP-A-B5D9-G200-E-N-101 Rev 01, 10053-MP-A-B5D9-G100-S-AA-101 Rev 01, 10053-B4-A-BD59-G200-E-NS-101 Rev 01 and 10053-B4-A-BD959-G251-D-N-102 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022.

Planning amendments design document, updated Heritage Impact Assessment (March 2022) and updated Structural Alterations Report (December 2021) stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022

Drawings and documents approved by 129168/JO/2021

10053-B2-A-B5D9-G200-E-E-001 REV 04 , 10053-B2-A-B5D9-G200-E-W-001 REV 04, 10053-B2-A-B5D9-G200-P-03-001 REV 03, 10053-B2-A-B5D9-G251-D-02-001 REV 02, 10053-B2-A-B5D9-Z100-AS-001 REV 04 , 10053-B3-A-B5D9-G200-E-S-001 REV 04 , 10053-B3-A-B5D9-G200-P-02-001 REV 02, 10053-B4-A-B5D9-G200-E-EW-001 REV 04, 10053-B4-A-B5D9-G200-S-MM-001 REV 01, 10053-B4-A-B5D9-G251-D-N-101 REV 02, 10053-B4-A-B5D9-G251-D-N-102 REV 01, 10053-B4-A-B5D9-G251-D-TY-001 REV 03, 10053-B4-A-B5D9-Z100-AS-001 REV 02, 10053-B5-A-B5D9-G200-S-MM-001 REV 01, 10053-MP-A-B5D9-G200-E-W-001 REV 03 , 10053-MP-A-B5D9-Z100-AS-002 REV 04, PL1666-ID-001-00, VIA-PLA-XX-XX-DR-L-0002, VIA-PLA-XX-XX-DR-L-1001, VIA-PLA-XX-XX-DR-L-2001, VIA-PLA-XX-XX-DR-L-4001, 10053-B5-A-B5D9-G200-E-S-001 REV 02, 10053-MP-A-B5D9-G000-XP-00-001 REV 02, 10053-MP-A-B5D9-G000-XP-01-001 REV 02, 10053-MP-A-B5D9-Z200-3-AL-004 REV 03 and 10053-MP-A-B5D9-Z200-3-AL-005 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

10053-B2-A-B5D9-G200-E-N-001 REV 06 , 10053-B2-A-B5D9-G200-E-S-001 REV 05, 10053-B2-A-B5D9-G200-P-00-001 REV 04, 10053-B2-A-B5D9-G200-P-01-001 REV 04, 10053-B2-A-B5D9-G200-P-01M-001 REV 04 , 10053-B2-A-B5D9-G200-P-02-001 REV 05, 10053-B2-A-B5D9-G200-S-AA-001 REV 05, 10053-B3-A-B5D9-G200-E-N-001 REV 05, 10053-B3-A-B5D9-G200-P-00-001 REV 04, 10053-B3-A-B5D9-G200-P-01-001 REV 04, 10053-B3-A-B5D9-G200-P-01M-001 REV 04, 10053-B3-A-B5D9-G200-S-AA-001 REV 04, 10053-B4-A-B5D9-G200-E-NS-001 REV 05, 10053-MP-A-B5D9-F000-P-00-001 REV 01, 10053-MP-A-B5D9-F000-P-01-001 REV 01, 10053-MP-A-B5D9-G100-P-01M-001 REV 05, 10053-MP-A-B5D9-G100-P-02-001 REV 04, 10053-MP-A-B5D9-G100-P-03-001 REV 04, 10053-MP-A-B5D9-G100-P-04-001 REV 04, 10053-MP-A-B5D9-G100-P-14-001 REV 04, 10053-MP-A-B5D9-G100-P-20-001 REV 04, 10053-MP-A-B5D9-G100-P-RF-001 REV 04, 10053-MP-A-B5D9-G100-S-AA-001 REV 05, 10053-MP-A-B5D9-G200-E-N-001 REV 05, 10053-MP-A-B5D9-G200-E-S-001 REV 05, 10053-MP-A-B5D9-JC20-P-00-001 REV 04, 10053-MP-A-B5D9-JC20-P-01-001 REV 05, 10337-Z1-A-B5D9-G100-PL-00-001 REV 03, 10337-Z1-A-B5D9-G100-PL-01-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-002 REV 03, 10337-Z1-A-B5D9-G200-PL-02-001 REV 03, 10337-Z1-A-B5D9-G200-PL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-002 REV 03, 10053-MP-A-B5D9-G200-XE-W-001 REV 01, 10337-Z1-A-B5D9-JC20-XE-XX-001 REV 03 and 10337-Z1-A-B5D9-JC20-XP-XX-001 REV 03

stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021

Technical notes:

- Wind Microclimate, prepared by Architectural Aero;
- Heritage, prepared by Heritage Architecture;
- Archaeology, prepared by Salford Archaeology;
- Mechanical and Electrical, prepared by Ridge; and
- Construction, prepared by Domis

All stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

Supporting Information approved as part of 127365/LO/2020

Design and Access Statement (drop in staircase application and NMS summary) prepared by SHP, Heritage Assessment comprising Heritage Significance Appraisal and Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture and Structural Alterations Report prepared by Renaissance stamped as received by the City Council, as Local Planning Authority and drop in staircase report 6 July 2020

construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 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) The development hereby approved shall be carried out in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020. Prior to the first use of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

1. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

2. Dissemination of the results commensurate with their significance.

3. Provision for archive deposition of the report and records of the site investigation.

4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

4) The mechanical and electrical (M & E) installations (including CCTV and lighting), shall be carried out in accordance with the M&E Method Statement for Installation of Resin Injection Anchors prepared by Aberla, M&E Method Statement for Containment

Bracketry prepared by Aberla, Sprinkler and Pipework Layout Plan prepared by AM Fire Systems, LV Distribution & Containment Layout Plan prepared by Ridge and M&E Item Specifications and Data Sheet provided by Domis stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the installation of the proposed shop front to the commercial units within the arches, as indicated on drawings 10053-B2-A-B5D9-G200-E-N-001 REV 06 stamped as received by the City Council, as Local Planning Authority on the 2 March 2021, shall be carried out in accordance with the Method Statement for brickwork prepared by Kinlan, Drawings prepared by Renaissance: VI2-REN-AA-ZZ-DR-S-03100, VI2-REN-AA-ZZ-DR-S-03200, VI2-REN-AA-ZZ-DR-S-03210, VI2-REN-AA-ZZ-DR-S-03250, VI2-REN-AA-ZZ-DR-S-03260 and VI2-REN-AA-ZZ-DR-S-03261 and Drawings prepared by SimpsonHaugh: 10053-MP-A-B5D9-JC20-P-00-001, 10053-MP-A-B5D9-JC20-P-01-001, 10333-SHP-ZA-XX-EL-A-G250-001, 10337-Z1-A-B5D9-G200-EL-XX-001, 10337-Z1-A-B5D9-JC20-XE-XX-001 and 10337-Z1-A-B5D9-JC20-XP-XX-001 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

6) The installation of the concrete and steel columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 REV 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be carried out in accordance with Method Statement for temporary removal works prepared by Mayo Civil Engineering, Method Statement for reinstatement works prepared by Bullen Conservation and Drawings prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 (as approved by CDN/21/0469).

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to insert the columns into the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) The removal of sections of the brick piers and altering of the openings to Great Bridgewater Street shall be carried out in accordance with Brickwork Method Statement prepared by Kinlan, Drawings prepared by Renaissance: VI2-REN-AA-ZZ-DR-S-03100, VI2-REN-AA-ZZ-DR-S-03200, VI2-REN-AA-ZZ-DR-S-03210, VI2-REN-AA-ZZ-DR-S-03250, VI2-REN-AA-ZZ-DR-S-03260, VI2-REN-AA-ZZ-DR-S-03261 and Drawings prepared by SimpsonHaugh: 10053-MP-A-B5D9-JC20-P-00-001, 10053-MP-A-B5D9-JC20-P-01-001, 10333-SHP-ZA-XX-EL-A-G250-001, 10337-Z1-A-B5D9-G200-EL-XX-001 and 10337-Z1-A-B5D9-JC20-XE-XX-001 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to create the opening is appropriate and minimise any damage to the listed structure and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

8) The two sections of the Great Bridgewater Street Bridge (central and western outer section) as indicated on drawing 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with Method Statement prepared by P.P O'Connor and Domis, Architectural drawings prepared by SimpsonHaugh and Structural drawings prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, 8 August 2021 (approved as part of CDN/21/0591).

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) The excavation/removal of the floor, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with the construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

The demolition/removal must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) The excavation/removal of areas of the service yard to facilitate works/installing columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be carried out in accordance with the Method Statement prepared by Mayo Civil Engineering stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 (as approved under CDN/21/0469)

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the undertaking the following works associated with listed building consent 129168/JO/2021, a detailed method statement and specification statement for the works to the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure, details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification. The works this condition relates to is as follows:

- New penetrations through the arches to accommodate proposed structural columns for the new development
- New Foundation works
- New Stair works

- Localised removal of brickwork to accommodate the proposed office development core

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) Prior to the works commencing to create the temporary openings through the façade for the tower crane, a detail method statement shall be submitted for approval in writing detailing how the façade will be removed. The development shall be carried out in accordance with this method statement.

Reason - To ensure that the demolition is done so in a manner which does not harm the fabric of the Listed Building and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13) Prior to the reinstatement of the façade of the openings created as part of condition 12, a detail method statement shall be submitted for approval in writing detailing how the façade will be reinstated. For the avoidance of doubt, this shall include how the brickwork will be fixed and jointed to the existing façade including appropriate materials.

The development shall be carried out in accordance with this method statement.

Reason - To ensure that the reinstatement works are appropriate and are done so in a manner which does not harm the fabric of the Listed Building and to ensure that buildings which will be repaired appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

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: 15 August 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.