

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

Approval of details reserved by condition

Applicant

Agent (if used)

Real Estate Investment (Thomas Street)
Ltd
C/o Real Estate Investments Limited
Altrincham
WA14 4EQ

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (Method Statement to prevent damage to 7 Kelvin and structural works- Details 1) attached to application ref no 130474/LO/2021

Location: 7 Kelvin Street, Manchester, M4 1ER

Date of application: 24 June 2022

Application number: CDN/22/0433

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 3 (Method Statement to preven

Condition 3 (Method Statement to prevent damage to 7 Kelvin and structural works- Details 1)

(a) Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no further damage or collapse of the listed building occurs;

This part of the condition is discharged on the basis of the following:

o Structural Condition Report (No.7 Kelvin St - Structural Survey Report June 2020 Rev 03);

Compliance with the following:

- o Conservation Implementation Strategy
(22_06_22_7KelvinSt_MCR_ConservationStrategy FINAL)
- o Stabilisation Concept Design and Performance Specification (TST-REN-B-ZZ-DR-S-01100 and TST-REN-B-ZZ-SP-S-01100 P02)

- o Vibration and Movement Monitoring Performance Specification (TST-REN-0-XX-SP-S-0006 Monitoring Specification)
 - o Stabilisation RAMS (PCS-RAMS-42TS-004_00 7KS Stabilisation RAMS)
- UPDATED 18/07/2022
- o RAMS Method Statement (Masonry cleaning); and

And

subject to ongoing compliance during design development and project delivery (as set out in :

the Programme for Delivery -Thomas St Main Works Programme_Rev 4 and Thomas Street, 7 Kelvin Street Level 2 Programme Rev 2 28/07/2022 (CDN/22/0434) and with the :

- o Quality Inspection and Test Plan by Mountain Earth Ref TS/QMP/QITP/7KS/001 Rev PO3 (Draft) subject to final sign off as detailed in the Programme for Delivery - Thomas St Main Works Programme_Rev 4 and Thomas Street, 7 Kelvin Street Level 2 Programme Rev 2 28/07/2022 (CDN/22/0434) and with the

(b) Following the carrying out of further condition reports details of proposed structural works including any works to the facade to Back Turner Street (with the assumption that there will be minimal intervention, that as much fabric as possible is retained and that means of repair and stabilisation that do not require demolition are adopted (as far as possible);

This part of the condition is discharged on the basis of the:

- o Structural Condition Report (No.7 Kelvin St - Structural Survey Report June 2020 Rev 03)
- o Permanent Works Report (TST-REN-XX-XX-RP-S-00001 Kelvin Street Structural Works_P03)
- o Timber and Damp Survey Report (31616 - Thomas St, Manchester Timber Rpt

And

subject to ongoing compliance during design development and project delivery (as set out in:

- o the Programme for Delivery -Thomas St Main Works Programme_Rev 4 and Thomas Street, 7 Kelvin Street Level 2 Programme Rev 2 28/07/2022 (CDN/22/0434) and with the :

- o Quality Inspection and Test Plan by Mountain Earth Ref TS/QMP/QITP/7KS/001 Rev PO3 (Draft) subject to final sign off as detailed in the Programme for Delivery (Thomas St Main Works Programme ME R00) 28/07/2022 (CDN/22/0434)

All of the above shall be implemented in accordance with the approved details

Date: 29 July 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.