

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

Mr Ruben Sesmero Blanco
Santander UK
Santander House
201 Grafton Gate East
Milton Keynes
MK9 1AN

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal refurbishment, refurbishment of shopfront including installation of 1.no additional external ATM, removal of existing postbox and merchandising units, installation of internal digital media screen and replacement signage.

Location: Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ

Date of application: 7 April 2022

Application number: 133467/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

In assessing the merits of an application for Listed Building Consent officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. The City Council officers worked with the applicant during the application process to achieve an acceptable impact on the character and appearance of the listed building.

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:

- Location Plan and Block Plan (Drawing Manchester CS (28-34)-SP-LC Revision A dated 28 March 2022) - Received 07 April 2022
- Existing Ground Floor Plan (Drawing Manchester CS (28-34) Existing FF dated 31 October 2022 (sic) - Received 07 April 2022
- Existing First Floor Plan (Drawing Manchester CS (28-34) Existing FF dated 31 October 2022 (sic) - Received 07 April 2022
- Existing Ground Floor Plans, Sections and Details (Drawing Manchester CS- (28-34) Existing RCP GF dated 31 March 2022) - Received 07 April 2022
- Existing First Floor Plans, Sections and Details (Drawing Manchester CS (28-34) Existing RCP-FF dated 13 October 2014) - Received 07 April 2022
- External Signage Details (Sign Type P4 - Construction Details, dated 2020) - Received 07 April 2022
- External Signage Details (Sign Type L2 - Construction Details, dated 2020) - Received 29 June 2022
- Existing and Proposed Front External Elevations and Details (Drawing Manchester 34CS-FR-EL-EX-PR Revision A dated 05 April 2022) - Received 07 April 2022
- Existing and Proposed Side External Elevations and Details (Drawing Manchester 34CS-SI-EL-EX-PR Revision A dated 05 April 2022) - Received 07 April 2022
- Proposed Ground Floor General Arrangement (Drawing Manchester CS_GF_GA dated January 2022) - Received 07 April 2022
- Proposed Ground Floor Reflected Ceiling Plan (Drawing Manchester CS_GF_RCP dated January 2022) - Received 07 April 2022
- Proposed Ground Floor HVAC Services Upgrade (Drawing Cross-HVAC-GF-01 dated 10 March 2022) - Received 07 April 2022
- First Floor General Arrangement (Drawing Manchester CS_FF_GA Revision A dated January 2022) - Received 07 April 2022
- Proposed First Floor Reflected Ceiling Plan (Drawing Manchester CF_FF_RCP dated January 2022) - Received 07 April 2022
- Proposed First Floor HVAC Services Upgrade (Drawing Cross-HVAC-FF-02 dated 10 March 2022) - Received 07 April 2022
- Email Information Received from Santander UK plc dated 30 June 2022 and timed 15:55
- Photographic Information relating to Glass Screening received 30 June 2022
- Ceiling Raft System Information document prepared by Hunter Douglas Architectural - Received 30 June 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy, saved Unitary Development Plan policies DC18.1 And DC19.1 and Section 16 of the National Planning Policy Framework.

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.

Construction/demolition works should be confined to the following hours

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

The external works relating to the addition of an ATM, which this decision gives listed building consent, cannot be commenced until such time that full planning permission is also granted for the works/development.

Date: 5 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 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.