

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

Approval of details reserved by condition

Applicant

Zen Land Investments Ltd
5 Bold Street
Liverpool
L1 4DJ

Agent (if used)

Miss Billie Chell
Hewitt & Carr Architects
Daisy Bank House
17-19 Leek Road
Stoke-on-Trent
ST10 1JE

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 5 (Fumes, vapours and odours), 8 (Noise - NSE1), 9 (Noise - NSE6) & 11 (Operation) of application referenced 115583/FO/2017

Location: St James Tower , 7 Charlotte Street, Manchester, M1 4DZ

Date of application: 15 July 2021

Application number: CDN/21/0444

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 5 (Fumes, Vapours, Odours)

Condition 5 (Fumes, vapours and odours) is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Proposed Ventilation Layout to Basement (untitled, undated) - Received 27 August 2021
- Proposed Ventilation Layout to Ground Floor (untitled, undated) - Received 21 December 2021
- Proposed Ventilation Layout to Fourth Floor (untitled, undated) - Received 21 December 2021
- Odour Assessment prepared by Redmore Environmental (Reference 4987r3 dated 14 December 2021) - Received 21 December 2021
- Document 'Activated Carbon Kitchen Ventilation' by Plasmaclean - Received 21 December 2021
- Document 'High Pressure Mixed Flow Fans' by Helios Ventilatorok - Received 05 November 2021
- Photograph of Installed Grease and Fine Filtration - Received 21 December 2021

The submitted information allows for Condition 5 (Fumes, Vapours and Odours) to be fully discharged so long as the approved scheme is implemented prior to occupancy and shall remain operational thereafter.

Condition 8 (Noise NSE1)

Condition 8 (NSE 1) is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Building Services Equipment Noise Assessment prepared by Hepworth Acoustics (Document MEMO P22-101-MO1 Version 1 dated 08 March 2022) - Received 14 March 2022
- Document 'High Pressure Mixed Flow Fans' by Helios Ventilatorok - Received 05 November 2021
- Document 'Specification Sheet - Circular Silencers' by Shush (UK) Ltd - Received 05 November 2021

The submitted information allows for Condition 8 (NSE 1) to be fully discharged so long as the approved scheme is implemented prior to occupancy and shall remain operational thereafter.

Condition 9 (Noise NSE6)

Condition 9 (NSE 6) is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Building Services Equipment Noise Assessment prepared by Hepworth Acoustics (Document MEMO P22-101-MO1 Version 1 dated 08 March 2022) - Received 14 March 2022
- Document 'High Pressure Mixed Flow Fans' by Helios Ventilatorok - Received 05 November 2021
- Document 'Specification Sheet - Circular Silencers' by Shush (UK) Ltd - Received 05 November 2021

The submitted information allows for Condition 9 (NSE 6) to be fully discharged so long as the approved scheme is implemented prior to occupancy and shall remain operational thereafter.

Condition 11 (Operation)

Condition 11 (Operation) is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Operating Schedule prepared by AKA Sushi - Received 15 July 2021

The submitted information allows for Condition 11 (Operation) to be fully discharged so long as the approved scheme is implemented prior to occupancy and shall remain operational thereafter.

Date: 14 April 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.