

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

Approval of details reserved by condition

Applicant

Mr Mohammed Anwar
Urbano Property Ltd
C/o Agent

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Materials) and 5 (Landscaping) attached to application ref no 120149/FO/2018

Location: Car Park Between 57 And 59 Ducie Street, Manchester, M1 2JQ

Date of application: 1 February 2022

Application number: CDN/22/0054

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 (Materials)

Condition 3 (Materials): On the basis of compliance with the following:

Submission of samples in accordance with the following: Material Schedule P21-110 dated 27/01/2022 and Material Sample Elevations P21-110 and based on the conclusions within the document MATERIAL SAMPLES - APPLICATION REF: 120149/FO/2018 Rev P2 by FCH the pre-commencement requirements of the condition are discharged

Condition 5 (Landscaping)

Condition 5 (Landscaping):

(a) On the basis that the details of landscape materials are submitted in accordance with the following: Big Red Landscape Material Schedule -Landscape Material Schedule 28/02/2022 and are based on DWG-L-1000 REV 1 the pre-commencement requirements of the condition are discharged. For the avoidance of doubt this must include natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on Ducie Street which should be supported by MCC Highways. Full discharge requires review and sign off of materials. The applicant is advised to liaise with the Manchester City Council Design Team to discuss a highways agreement.

(b) On the basis of the implementation in accordance with the following: 285-LYR-XX-07-DWG-L-3000-L7 SOFTWARES GA and 285-LYR-XX-07-DWG-L-1001-L7 LANDSCAPE GENERAL ARRANGEMENT the condition is discharged.

(c) On the basis of Dwg 285-LYR-XX-ZZ-DWG-L-0001-STATS OVERLAY SKETCH the requirements of the condition are met and it can be discharged.

Date: 17 March 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.