MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Manchester Metropolitan University
99 Oxford Road
Manchester
M1 7EL

Agent (if used)

Mr Akanimo Nkanang
Chapman Taylor
Bass Warehouse
4 Castle Street
Manchester
M3 4LZ

Part 1 – Particulars of the application/development

Proposal: Application to discharge Condition 3 (Materials) and 10b (Landscaping) to application ref 125466/FO/2019

Location: Mandela Buildings, 99 Oxford Road, Manchester, M1 7EL

Date of application: 26 May 2020

Application number: CDN/20/0343

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.

Materials
The following information has been submitted for approval in respect of condition 3 (both parts 'a' and 'b' (Materials):

- Document prepared by Chapman Taylor Architects (B891 IOS - Institute of Sports dated 07/04/2020 Revision 1) - Received 26 May 2020.
- Mock-up Façade Sheet 1 of 2 (Drawing CTA XX XX DR A 99501 P01 dated 07 May 2020) - Received 26 May 2020
- Mock-up Façade Sheet 2 of 2 (Drawing CTA XX XX DR A 99502 P01 dated 07 May 2020) - Received 26 May 2020
- Façade Mock-up (Drawing GA501 dated 19 May 2020) - Received 26 May 2020

The information is considered to be acceptable and condition 3 in relation to the materials so long as the development is carried out in accordance with the submitted information.

Landscaping
The following information has been submitted for approval in respect of condition 10(b) Landscaping

- Landscape General Management Plan (Drawing 1016B-00(9)-L201 Revision P4 dated November 2019) - Received 10 December 2021
- Typical Construction Details (Drawing 1016B-00(9)-L301 Revision P1 dated January 2020) - Received 10 December 2021
- Tree Pit Details (Drawing 1016B-00(9-)L401 dated January 2020) - Received 10 December 2021
- Landscape Specification RIBA Stage 4 Issue (Reference 1016B-BDP-XX-XX-SP-L-000001 dated 15 January 2020) - Received 10 December 2021
- External Works (Drawing CTA-XX-00-DR-A-90100 Revision C14 dated 04 September 2020) - Received 10 December 2021
- Architectural Metalwork (Drawing CTA-XX-XX-DR-A-34410 Revision C02 dated 02 May 2021) - Received 10 December 2021
- Architect's External Works Specification (Drawing Issue C01 dated 16 March 2020) - Received 10 December 2021
- Document prepared by Chapman Taylor Architects (External Works Materials) - Received 10 December 2021

The information is considered to be acceptable and condition 10 in relation to the proposed landscaping so long as the development is carried out in accordance with the submitted information.

Date: 13 December 2021

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 of 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.