

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

Approval of details reserved by condition

Applicant

Kulisz
Chapman Taylor
Aytoun Building
Aytoun Street
Manchester
M1 3GH

Agent (if used)

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Bass Warehouse
4 Castle Street
Manchester
M3 4LZ

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 16 (d) Biodiversity, (f) Details of external steps and handrails, (j) the detailed design solution for the canal edge and existing boundary wall, landscape; and boundary treatment to secure attractive views into and from the development of the canal and (k) the provision of facilities to encourage boating activity in the area within the development attached to application ref no: 112034/FO/2016/C2 (as amended by 121311 and 128213)

Location: Aytoun Building , Aytoun Street, Manchester, M1 3GH

Date of application: 19 March 2021

Application number: CDN/21/0192

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 16 (d) Biodiversity

Condition 16 (d) Biodiversity- On the basis of compliance with the 1703-EXA-00-ZZ-DR-L-900_rd - Kampus condition discharge - landscape design statement and Dwg 1703-EXA-00-GF-DR-L-100 the condition is discharged

(f) Details of external steps and handra

Condition 16(f) Details of external steps and handrails - On the basis of implementation in accordance with the following:

Drawing 1703 EXA 00 GF DR L 307 Rev H, Drawing 1703 EXA 00 GF DR L 712 (Canal Elevation from the Canal) and Photograph- CRT - canal wall, to show balustrade as installed, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

Condition 16 (j) the detailed design sol

Condition 16 (j) the detailed design solution for the canal edge and existing boundary wall, landscape; and boundary treatment -

Dwg 1703-EXA-00-GF-DR-L-201, 1703-EXA-00-GF-DR-L-307 Rev H , 1703-EXA-00-GF-DR-L-712 and Mount Anvil Note: Mount Anvil response to, 'Response CRTR-PLAN-2021-32252 (1) 08-06-21, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

Condition 16 (k) the provision of facilities

Condition 16 (k) the provision of facilities to encourage boating activity in the area within the development-

Dwg 1703-EXA-00-GF-DR-L-201, 1703-EXA-00-GF-DR-L-712a nd Mount Anvil Note: Mount Anvil response to, 'Response CRTR-PLAN-2021-32252 (1) 08-06-21, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

Date: 22 November 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 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.