

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

Partial approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 3 (Materials), 4 (M and E) and 6 (Paint analysis) attached to planning permission 129784/LO/2021

Location: Wythenshawe Hall, Wythenshawe Road, Manchester, M23 0AB

Date of application: 1 November 2021

Application number: CDN/21/0808

Part 2 – Particulars of decision (1)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Materials

Based on the documents and samples provided which includes the following:

Wythenshawe Hall Refurbishment Works - Proposed Finishes Schedule Rev.01
Wythenshawe Hall Refurbishment Works - Ironmongery Schedule 01

and the samples viewed and confirmed on site on the 13th of December 2021;

Marmoleum to stair treads in the Break Out Area (A1/18) - Colour Milk Chocolate with contrasting black slip-resistant nosing;

Bar Area (A0/35) wall colour - 'Down White'

Use of lime putty for infill wall and ceiling repairs in all areas where appropriate, for the avoidance of doubt includes:

Office Area A1/12
Kitchen Area A1/17

Break Out Area A1/18
Tenant Hall / Suite A0/36
Bar Area A0/35
Circulation Area A0/30 and A0/35a
Female W.C. Area A0/31
Male W.C. Area and Lobby A0/33

Condition 3 of application 129784 is discharged.

Paint Analysis

From the details which have been provided which is the Heritage Project Management Wythenshawe Hall - Bar and Tenant Hall areas Paint Analysis (Report reference: Report No HPMWH02, 01- 25/10/2021),

Condition 6 of application reference 129784/LO/2021 is discharged.

Part 2 – Particulars of decision (2)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

M and E works

From the information that has been provided which includes the following:

1. CCTV Relocation drawing (Reference: MCC-ZZ-GF-DR-E-0011-S2)
2. Technology Solutions CCTV Relocation Method Statement (Reference: 26440, 13th October 2021)
3. Office Accommodation Refurbishment - Second Floor Layout Plan - Proposed Building Works Associated with M & E Installations (Drawing References: MCC-B01-01-DR-B-0027)
4. Office Accommodation Refurbishment - First Floor Layout Plan - Proposed Building Works Associated with M & E Installations (Drawing Reference: MCC-B01-01-DR-B-0026)
5. Office Accommodation Refurbishment -Ground Floor Layout Plan - Proposed Building Works Associated with M & E Installations (Drawing Reference: MCC-B01-01-DR-B-0025)

Condition 4 of application reference: 129784/LO/2021 cannot be discharged at the present time.

For the condition to be satisfactorily discharged, details of the profiled timber alternative to PVC cable trunking in area A0/06a and an alternative to the wall-mounted PVC dado trunking and sockets in the data/server room A0/22 shall be submitted for assessment.

Date: 16 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 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.