

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

Approval of details reserved by condition

Applicant

BNP Paribas Real Estate
Bridgewater Manchester (Luxembourg)
Holding SARL
5 Aldermanbury Square
London
EC2V 7BP

Agent (if used)

Mr Jay Patel
Savills UK Ltd
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Application to discharge Condition 4 (Decommissioned Culvert) and partial discharge of Condition 8 (part b only) (Materials) attached to 129081/FO/2021.

Location: 70 Great Bridgewater Street, Manchester, M1 5ES

Date of application: 13 August 2021

Application number: CDN/21/0604

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.

Decommissioned Culvert

The following information has been submitted for approval in respect of condition 4 (Decommissioned Culvert):

Report prepared by DP Squared Ltd (Reference 1743-GBWS-DP2-A180-RP-XX-9011 dated May 2021) - Received by the Council 13 August 2021.

The information is considered to be acceptable and condition 4 in relation to the decommissioned culvert only will be formally discharged so long as the development is carried out in accordance with the submitted information and note taken of the associated informative provided by the Lead Local Flood Authority.

Part B Materials

The following information has been submitted for approval in respect of condition 8(b) Materials:

Programme for Issues of Samples for External Materials drafted by OMI Architects (Reference 1420/da, undated) - Received by the Council 13 August 2021.

The information is considered to be acceptable and condition 8(b) in relation to the programme for the issue of sample of materials only will be formally discharged so long as the remaining elements of Condition 8 are complied with.

Date: 1 October 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.