

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

**Approval of details reserved by condition**

**Applicant**

Mr Paul Waite  
Manchester City Council  
Capital Programme and Procurement  
Corporate Core Directorate  
PO Box 532 Town Hall  
Manchester  
M60 2LA

**Agent (if used)**

Tim Kilpatrick  
IBI Group  
Unit 2 Blueberry Business Park  
Kingsway  
Rochdale  
OL16 5DB

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of condition 4 (materials) attached to planning permission referenced 124359/VO/2019

**Location:** 27 Garratt Way, Manchester, M18 8HE

**Date of application:** 25 October 2021

**Application number:** CDN/21/0789

**Part 2 – Particulars of decision**

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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 Gorton Community Hub Specification document ref: GCH-IBI-XX-XX-DR-SP-200 0001\_RevC08 received on 2nd November 2021 has been considered together with the contents of the Gorton Community Hub - Facing material samples schedule received 8th December 2021, which details the materials listed below.

Wienerberger / Terca Grove Orange Multi Stockrecessed joint, various mix proportions - Natural mortar colour;

Aluminium window frame Technal Soleal FY 65 Visible opening sash, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Aluminium curtain walling Technal Geode MX 52 Visible Grid, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Insulating glass - Saint Gobain Glass Securit Cool-lite SKN176 II;

Opaque glass - alternative colours proposed to compliment facing brickwork & aluminium window frame / curtain walling : RAL 2001, RAL 3005, RAL 3007, RAL 3031, & RAL 8004;

Aluminium feature cladding Euroclad Vieo 25 454 profile fixed vertically, PVF2 finish, colour - RAL 1036;;

Aluminium flashings / copings Contractors choice, Qualicoat polyester powder coated, matt, colour - RAL 1036

Aluminium louvres glazed in - Renson 414THF, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Aluminium plant screen louvres - Lang & Fulton Italia 80i inverted, Qualicoat polyester powder coated, matt, colour - RAL 1036;;

Aluminium doors - Technal Soleal PY 55, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Steel doors - Bradbury M2M2 range, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Single Ply Roof covering to low mono-pitch atrium roof- Sika-Trocal S vapour permeable homogenized plasticized PVC roofing membrane - mid grey

Liquid applied waterproof Roof coatings to inverted roof generally throughout - Icopal Parabit Duo hot melt roof coating - dark grey;

in the locations shown on plan refs: GCH-IBI-XX-XX-DR-A-100-0020 rev.C04 (Planning Elevations sheet 1 of 2); GCH-IBI-XX-XX-DR-A-100-0021 rev.C04 (Planning Elevations sheet 2 of 2) received on 6th December 2021.

On the basis that the development is implemented using the materials specified above in the locations shown on plan refs: GCH-IBI-XX-XX-DR-A-100-0020 rev.C04 (Planning Elevations sheet 1 of 2); GCH-IBI-XX-XX-DR-A-100-0021 rev.C04 (Planning Elevations sheet 2 of 2) received on 6th December 2021, I can confirm that condition no.4 is discharged.

Date: 14 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](http://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.