

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

Approval of details reserved by condition

Applicant

Charles Denby
MCR Property Group
3rd Floor Building 2
Universal Square
Devonshire Street North
Manchester
M12 6JH

Agent (if used)

Mr Jamie Hanson
CODA Studios Ltd
70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 5 (Secured by Design - pre-commencement) of planning permission 112347/FO/2016

Location: Universal Square , Devonshire Street North, Ardwick, Manchester, M12 6JH

Date of application: 3 April 2017

Application number: CDN/17/0191

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 5 - Secure by Design

The following information has been submitted for consideration:

- o Email from MCR Property dated 24th April 2017 - Confirmation of the submission of the Bronze SBD application
- o Window Specification and Security Test Report PAS 24 2012 UKAS

The information submitted as listed above has been considered and the following comments can be made. As confirmation has been received that a Secure by Design application has been received by Greater Manchester Police, this formally discharges the pre-commencement element of Condition 5 of planning approval 112347/FO/2016.

However, for your information, the final compliance of the scheme in relation to the Secure by Design accreditation cannot be confirmed until a final inspection of the completed scheme has been carried out by Greater Manchester Police and written confirmation of the awarded accreditation has been submitted. Therefore, for your information, a final accreditation certificate is still required to fully discharge Condition 5.

Date: 24 May 2017

Signed: 

Julie Roscoe
Head 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.