

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

Approval of details reserved by condition

Applicant

Mr Howard Lord
HHNQ Ltd
C/o Agent

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 (Secured by Design), 6 (Artwork) and 10 (Noise Plant) attached to application ref no 120931/JO/2018 as amended by 124377/NMC/2019

Location: Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH

Date of application: 20 August 2020

Application number: CDN/20/0542

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 (Secured by Design)

Condition 5 (Secured by Design)- On the basis of the submitted Secure by Design Certificate dated 05-08-20 the condition is discharged

Condition 6 (Artwork)

Condition 6 (Artwork) - On the basis of the relevant section within the Covering Letter from Paul Butler Associates dated 12-08-20 is discharged with respect to the current Artworks. For the avoidance of doubt this condition will need to be complied with for each new artwork to be displayed

Condition 10 (Noise Plant)

Condition 10 (Noise Plant)- On the basis of implementation and operation in accordance with the following:

0226-M507 Rev C1, 0226-M501 Rev T1 and 0226-M550 Rev T1;
Air conditioning products specifications and vent axia details stamped as received on 30-01-19;
Dimplex Commercial AC Over Door Heaters Product Specification;
Indoor Unit Ceiling Cassette Type Product Specification;
Vent-Axia ACM 100-200 Product Specification;

Mitsubishi Ultra Thin Ceiling Concealed Ducted Indoor Unit Product Specification;
Mitsubishi Commercial Lossnay Product Specification;
Vent-Axia Lo-Carbon Kitchen Box Fan Product Specification;
Specification and noise level target compliance levels as set out in Peak Acoustics
Noise Impact Assessment, Project No: PA872 Report Ref: 2106191NR Issue Date: 10th
July 2019 Hilton House, 26-28 Hilton Street, Manchester, M1 2EH; and
Paul Butler Associates e-mail dated 28-09-20.

the condition is discharged

Date: 7 October 2020

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.