

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

Approval of details reserved by condition

Applicant

Manchester Quays Developments Limited
(MGY)
C/o Agent

Agent (if used)

Mr Michael Percival
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Planning Conditions 14 (Acoustics), 21 (External Plant), 28 (Sustainable Drainage Scheme), 33 (Cycle Storage), 34 (Framework Travel Plan), 35 (Vehicle drop off), 37 (Verification of Remediation Strategy) and 40b (Post completion TV survey) of planning permission ref: 131318/JO/2021

Location: The New St Johns Building, New Quay Street, Manchester, M3 3BE

Date of application: 25 October 2021

Application number: CDN/21/0790

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.

C14 external acoustic

Condition 14 (External Acoustic Scheme) attached to Planning Permission Reference 131318/JO/2021 is hereby discharged by the City Council in accordance with the information submitted comprising Acoustic Testing Schedule dated April 2021 prepared by Sandy Brown.

c21 plant

Condition 21 (External Plant Acoustics) attached to Planning Permission Reference 131318/JO/2021 is hereby partially discharged by the City Council in accordance with the information submitted comprising Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown. Plant screen specification is still required to enable full discharge of this condition.

c28 drainage

Condition 28 (Drainage Maintenance Strategy) attached to Planning Permission Reference 131318/JO/2021 is hereby discharged by the City Council in accordance with the information submitted comprising Drainage Maintenance Strategy dated October 2021 prepared by Curtins.

c.33 bikes

Condition 33 (Bike Storage Scheme) attached to Planning Permission Reference 131318/JO/2021 is hereby discharged by the City Council in accordance with the information submitted comprising (Cycle Parking - VN81132) dated September 2021 prepared by Vectos.

c34 FTP

Condition 34 (Framework Travel Plan) attached to Planning Permission Reference 131318/JO/2021 is hereby discharged by the City Council in accordance with the information submitted comprising (Framework Travel Plan - VN81132) dated September 2021 prepared by Vectos.

c35 vehicle drop off

Condition 35 (Vehicle Drop-Off Locations) attached to Planning Permission Reference 131318/JO/2021 is hereby discharged by the City Council in accordance with the information submitted comprising (Taxi and Ad-Hoc Drop-off and Pickup - VN81132) dated September 2021 prepared by Vectos.

c40b TV

Condition 40b (Post-Completion TV Survey) attached to Planning Permission Reference 131318/JO/2021 is hereby discharged by the City Council in accordance with the information submitted comprising Television and Radio Reception Impact Assessment dated June 2021 prepared by GTech Surveys Ltd.

Date: 1 June 2022

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.