

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

Refusal of details reserved by condition

Applicant

Morgan Sindall Construction
6th Floor
Anchorage 2
Manchester
M50 3TW

Agent (if used)

Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of planning condition 16 (External Materials) associated with planning permission 128905/FO/2020

Location: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Date of application: 8 April 2022

Application number: CDN/22/0256

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

Condition 16 Materials

The following information has been submitted in respect of this planning condition.

- Covering Letter
- Quality Management Plan (QMP), prepared by Morgan Sindall Construction
- Architectural Drawings, prepared by AFL Architects - list in Appendix 1
- External Envelope & Masonry - Level 0 Layout (dwg ref. 20200-AFL-MSCP-00-DR-A-2101 P08), prepared by AFL Architects
- External Envelope - Level 1 (Typical Upper) Layout (dwg ref. 20200-AFL-01-DR-A-2102 P09), prepared by AFL Architects
- External Envelope - Roof Level Layout/Safety Overhang (dwg ref. 20200-AFL-MSCP-RF-DR-A-2109), prepared by AFL Architects
- GA, South & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2020 P05), prepared by AFL Architects
- GA, North & East, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2021 P04), prepared by AFL Architects
- Presentation, South & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2022 P01), prepared by AFL Architects

- Presentation, North & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2023 P01), prepared by AFL Architects
- GA, Section 1, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2030 P03), prepared by AFL Architects
- GA, Section 2, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2031 P03), prepared by AFL Architects
- GA, Section 3, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2032 P03), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 1 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2120 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 2 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2121 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 3 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2122 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 4 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2123 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 5 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2124 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 6 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2125 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 7 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2126 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 8 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2127 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 9 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2128 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 10 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2129 P03), prepared by AFL Architects
- External Wall, Façade Panel Mock-Up (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2151 P03), prepared by AFL Architects
- External Wall, Façade Materials (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2152 P01), prepared by AFL Architects
- External Window, Window & Curtain Walling Types, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-3120 P05)
- Curtin Walling (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0907 P2), prepared by AFL Architects
- Metal Profiled / Flat Sheet Cladding / Covering (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0908 P1), prepared by AFL Architects
- Windows / Rooflights / Screens / Louvres (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0916 P1), prepared by AFL Architects
- Powder Coatings (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0943 P1), prepared by AFL Architects
- Anodizing (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0957 P1), prepared by AFL Architects
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Elevation (doc ref. EX31618-01C-D-D01 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Plans (doc ref. EX31618-01C-D-D02 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Sections (doc ref. EX31618-01C-D-D03 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Panel Details (doc ref. EX31618-01C-D-D04 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Deterrent Wire Details (doc ref. EX31618-01C-D-D05 B), prepared by Maple

- Laser Cut Panels & Exp. Mesh Façade Typical Bay Elevations (doc ref. EX31618-01C-D-E01 E), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Bay Expanded Mesh Plans (doc ref. EX31618-01C-D-P01 G), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Bay Laser Cut Panel Plans (doc ref. EX31618-01C-D-P02 C), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Exp. Mesh Section (doc ref. EX31618-01C-D-S01 F), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Laser Cut Panel Section (doc ref. EX31618-01C-D-S02 E), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Typical Section At Core (doc ref. EX31618-01C-D-S03 A), prepared by Maple

The above information was stamped as received by the City Council, as Local Planning Authority, on the 8 April 2022.

A site visit was conducted to inspect the materials panel on the 20 April 2022 where the panel was discussed and observations were made which required further consideration. An update on these outstanding points was requested on the 12 May 2022. The response noted that a formal response would be issued in due course but nothing has been received to date.

The information submitted and the panel reviewed is not acceptable and is not sufficient to satisfy condition 16.

Conditions 16 is therefore formally refused.

Date: 7 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.