MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Mr M. Branch-Curtis
Bruntwood
Union
2 - 10 Albert Square
Manchester
M2 6LW

Agent (if used)

Mr Matthew Ashton
MgMaStudio Ltd.
Oriel Chambers Suite 37
14 Water Street
Liverpool
L2 8TD

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (CMP), 10 (Rooflight details) and 11 (Highway works material details) attached to previously approved planning application 120730/FO/2018

Location: St James Buildings, Oxford Street, Manchester, M1 6EG

Date of application: 24 September 2019

Application number: CDN/19/0795

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 4
The following information has been submitted for approval in respect of condition 4:

- The Construction Phase Health & Safety Plan Rev 1, dated 22 November 2019, received by the Local Planning Authority on 25 November 2019

- The 7 page Risk Assessment, received by the Local Planning Authority on 1 December 2020

The information is considered to be acceptable and condition 4 will be formerly discharged so long as the development is carried out in accordance with the submitted information.

Condition 10
The following information has been submitted for approval in respect of condition 10:

Drawings

403 - 01 Rev B

403 - 02 Rev A
403 - 03 Rev A
403 - 04 Rev A
403 - 05 Rev A
403 - 06 Rev A
403 - 07 Rev A

all received by the Local Planning Authority on 24 September 2019

The agent's email of 14 April 2020 with regard to the works proposed to the rooflight

The information is considered to be acceptable and condition 10 will be formerly discharged so long as the development is carried out in accordance with the submitted information.

Condition 11
The following information has been submitted for approval in respect of condition 11:

- Drawing 203-106 Rev B

- The Scoutmoor Yorkstone datasheet by Marshalls, dated 31/05/19

- The Conservation Kerb datasheet by Marshalls, dated 10/05/18, received by the Local Planning Authority on 2 December 2019

- Drawings

VD19194-Sec278-1100 Rev C
VD19194-Sec278-1200 Rev B
VD19194-Sec278-100 Rev F
VD19194-Sec278-101 Rev C
VD19194-Sec278-102 Rev C
VD19194-Sec278-200 Rev C
VD19194-Sec278-500 Rev B

all received by the Local Planning Authority on 24 September 2020

The information is considered to be acceptable and condition 11 is discharged on the basis that the works to the pavement (cartway entrance) have been carried out in accordance with the submitted information.

Date: 12 May 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. 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 of 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.