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	Agent (if used)
First Street (Developments) Limited C/o Agent	Andrew Cowan Deloitte Real Estate 2 Hardman Street Spinningfields Manchester M3 3HF

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 (CMP), 9 (Local Labour) Part (a) and 30 (Piling) attached to Planning Permission reference: 125833/FO/2019

Location: Land Bounded By River Street To The North, Plot 10 To The East, Hulme Street To The South And Medlock Street To The West (Plot 9)

Date of application: 21 July 2020

Application number: CDN/20/0469

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 (CMP)
This condition is hereby discharged to allow the commencement of this development provided that the construction of this development is carried out fully and only in accordance with the following information:

- The Construction Management Plan prepared by BAM received by the City Council as local planning authority on 21 July 2020
- The document entitled Control of Noise and Vibration referenced hs-06 and prepared by BAM received by the City Council as local planning authority on 21 September 2020
- The Plot 9, First Street - CMP Addendum - Noise received by the City Council as local planning authority on 23 October 2020
- The drawing referenced FIRST-LOG-001 Rev 02 received by the City Council as local planning authority on 21 September 2020
- The Design Risk Assessment Rev 1 prepared by Cementation Skanska received by the City Council as local planning authority on 21 July 2020
- The email from Andrew Cowan of Deloitte LLP dated 21 September 2020
- The letter from John Cooper of Deloitte LLP dated 20 July 2020

Condition 9 (Local Labour)
Part a) of this condition is hereby discharged on the basis of the completed Local Labour Proposal Template for Construction received by the City Council as local planning authority on 21 July 2020, the Undertaking to Manchester City Council received by the City Council as local planning authority on 21 September 2020, The letter from John Cooper of Deloitte LLP dated 20 July 2020 and the email from Andrew Cowan of Deloitte LLP dated 21 September 2020 and provided that this information is complied with for the duration of the approved construction works and for the duration of the approved use of the building.

In order to discharge Part (b) of this condition, one month prior to the construction works ceasing, details of the results of the Local Labour Proposal shall be submitted to and agreed in writing by Manchester City Council.

This condition cannot be fully discharged until Part (b) has also been discharged.

Condition 30 (Piling)
This condition is hereby discharged provided that all piling works are carried out fully and only in accordance with the Design Risk Assessment Rev 1 prepared by Cementation Skanska received by the City Council as local planning authority on 21 July 2020 and the letter from John Cooper of Deloitte LLP dated 20 July 2020.

Date: 11 November 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 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.