

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

Approval of details reserved by condition

Applicant

Urban & Civic (Princess Street) Ltd
C/o Agent

Agent (if used)

Mrs Eve Grant
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 11 (Residential Management Plan), 15 (a) (Fumes residential), 16(a) (Acoustic insulation plant residential), 17(a) (Acoustic insulation residential), 21 (Travel Plan), 23 (Suds verification - partial discharge), 28 (Parking Management Strategy), 32 (b) Service Management Strategy), 32 (c) Electric Charging Points, 33 (Cycle Parking) and 36 (Residential Management servicing and maintenance) attached to application ref no 114585/FO/2016 (as amended by application refs 119877/NMC/2018 and 124277/NMC/2019)-

Location: Manchester New Square , Princess Street / Whitworth Street, Manchester, M1 3AR

Date of application: 13 December 2019

Application number: CDN/19/1016

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 11 (Residential Management PI

Condition 11 (Residential Management Plan)- On the basis of compliance with the following:

Full Residential Management Plan, prepared by Zenith Property Management

The condition is discharged

15 (a) (Fumes residential)

15 (a) (Fumes residential)- On the basis of compliance with the following:

Ventilation / Extract Statement, prepared by Ramboll.

the condition is discharged

16(a) (Acoustic insulation plant resi

16(a) (Acoustic insulation plant residential)- On the following basis:

No external plant is proposed for the residential development. No further action is required in relation to this part of the condition. It is noted that details for any proposed commercial unit plant will be submitted ahead of occupation of each unit.

17(a) (Acoustic insulation residential),

17(a) (Acoustic insulation residential)- on the basis of the following:

Compliance and Acoustic insulation measures and performance set out in the Manchester New Square Final Acoustic Planning Report, prepared by Mach Group dated 21-08-19

the condition is discharged

Condition 21 (Travel Plan)

Condition 21 (Travel Plan)- On the basis of ongoing compliance with the following: Full Travel Plan prepared by Curtins and Deloitte's e-mail dated 29-06-20 in relation to the Travel Plan

the condition is discharged

23 (Suds verification)

23 (Suds verification)- On the basis of implementation in accordance with the following:

Full implementation of the following:

'Slab levels and screed ground floor- 252194-LLP-90-SW-L00-DPL-L-0008' and
'Podium Attenuation Phasing Plan- 200211_GF'

and in accordance with Deloitte's e-mail's 17-02-20 and interim arrangements 24-03-20 subject to the submission of the photographic verification evidence prior to occupation of Building 2

Condition 28 (Parking Management)

Condition 28 (Parking Management Strategy)- On the basis of ongoing compliance with the following:

Full Residential Management Plan, prepared by Zenith Property Management and on the basis of Deloitte's e-mail dated 29-06-20 in relation to Parking Management

the condition is discharged

Condition 32 (c) ECP's

Condition 32 (Servicing and ECP's) - On the basis of implementation and ongoing management based on the following:

(b) A Servicing Management Strategy / Schedule to ensure the two loading laybys can accommodate all service vehicles associated with the site;

Full Residential Management Plan, prepared by Zenith Property Management and Deloitte's e-mail dated 29-06-20 (Servicing Management) ; and

(c) Electric Charging Points:

electric vehicle charging points are: W7 - Wall Mounted Dual Socketed 7kW Charge Point Type 2 Sockets, RFID Card Operated, 7kW Power Capacity, (32A Per Socket) - Single Phase Supply Communications Package via GPRS or Ethernet Connection with the 6 EVCP spaces plus the 20 adaptable spaces equating to 10%.

BP Charge Master - Charge Point Installation Guide

BP Charge Master - Fast Charge Wall Mounted Electric Vehicle Charging Points.

Imtech Plan ref: K16043-6000-ZZ-B1- DR-E62-004 Rev C2 which sets out the location of the EVCP spaces and the infrastructure required.

the condition is discharged

Condition 33 (Cycle Parking)

Condition 33 (Cycle Parking)- On the basis of implementation and ongoing management in accordance with the following:

Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure

the condition is discharged

Condition 36 (Resi Mngt servicing)

Condition 36 (Residential Management servicing and maintenance)- On the basis of implementation and ongoing management in accordance with the following:

Full Residential Management Plan, prepared by Zenith Property Management and on the basis of Deloitte's e-mail dated 29-06-20 in relation to Parking Management.

The condition is discharged

Date: 24 August 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.