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)
	Mrs Laura Feekins
Manchester City Council	Deloitte LLP
Town Hall	2 Hardman Street
Albert Square	Spinningfields
Manchester	Manchester
M2 5DB	M3 3HF

Part 1 – Particulars of the application/development

Proposal: Part discharge of Conditions 3 (Development Programme) and 4d (Final Details) of application reference: 123631/VO/2019

Location: Town Hall, Albert Square, Manchester, M2 5DB

Date of application: 13 September 2019

Application number: CDN/19/0761

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 3 (Development Programme)
Condition 3 is hereby discharged on the basis of the following and provided that the works are carried out fully and only with the following documents:

- The Programme for the proposed works dated 14.01.2020, prepared by Lendlease;
- The Topographical Survey ref: 7989-01, prepared by Powers and Tiltman Ltd Land Surveyors;
- The Control Procedure Hierarchy Document OTH-LLC-XX-XX-RPT-W-0005, prepared by Purcell Architects;
- The Method of Working for the Removal, Recording and Re-Placing of Setts and Cobbles within the Courtyard, prepared by Byrne Civil Solutions;
- The Archaeological Written Scheme of Investigation for a programme of Recording, Cataloguing and a watching brief Ref. P19-338, prepared by Byrne Civil Solutions;
- The Courtyard Photographic Record, prepared by Planit-ie;
- The Courtyard Setts Condition Schedule prepared by Planit-ie;
- The drawing showing Manchester Town Hall Sub-Areas NTS;
- The Specification for External Works to Courtyards OTH-PLA-EE-ES-SPE-L-0002 Rev 1, prepared by Planit-ie;
- The drawings referenced OTH-PLA-EE-ES-DWG-L-1012 Rev 05, OTH-PLA-EE-ES-DWG-L-5005 Rev 5, OTH-PLA-EE-ES-DWG-L-8005 Rev 6,

OTH-PLA-EE-ES-DWG-L-8006 Rev 07, OTH-PLA-EE-ES-DWG-L-8007 Rev 06, OTH-PLA-EE-ES-DWG-L-8008 Rev 06, OTH-PLA-EE-ES-DWG-L-8009 Rev 06, OTH-PLA-EE-ES-DWG-L-8010 Rev 06, OTH-PLA-EE-ES-DWG-L-8011 Rev 05, OTH-PLA-EE-ES-DWG-L-8012 Rev 04, OTH-PLA-EE-ES-DWG-L-8013 Rev 04, OTH-PLA-EE-ES-DWG-L-8014 Rev 04, OTH-PLA-EE-ES-DWG-L-8015 Rev 04, OTH-PLA-EE-ES-DWG-L-8016 Rev 04, OTH-PLA-EE-ES-DWG-L-8017 Rev 04, OTH-PLA-EE-ES-DWG-L-8018 Rev 04, OTH-PLA-EE-ES-DWG-L-8019 Rev 05
OTH-PLA-EE-ES-DWG-L-8020 Rev 04, OTH-PLA-EE-ES-DWG-L-8021 Rev 02, OTH-PLA-EE-ES-DWG-L-8022 Rev 02, OTH-PLA-EE-ES-DWG-L-8023 Rev 01 and OTH-PLA-EE-ES-DWG-L-8024 Rev 01
- The Extracts from the Photogrammetry Model of the East Quad, Entrance Detail, Entrance, North Passage, North west Quad, North west Quad 2, South Passage, South West Quad, West Passage 1, West Passage 2
- The Method Statement for Manchester Town Hall Courtyard Cleaning Rev 003 dated 20 November 2019, prepared by Stone Central
- The email from Tariq Fazil to Liam Brady dated 24 January 2020
- The emails from Hannah Shine of Deloitte dated 17 and 23 January 2020
- The email from Laura Feekins dated 21 January 2020
- The Grimshaw Lane off-site external storage received by the City Council as local planning authority on 8 January 2020.

This condition was previously part discharged to allow the cleaning of the courtyard cobbles, setts and kerbs on 10 December 2019 and to allow the removal and storage of all surface materials within the North West Quadrant only of the Town Hall Courtyard on 24 January 2020.

Condition 4d (Final Details)
Condition 4 part d is hereby discharged on the basis of the following and provided that the works are carried out fully and only with the following documents:

- The Programme for the proposed works dated 14.01.2020, prepared by Lendlease;
- The Topographical Survey ref: 7989-01, prepared by Powers and Tiltman Ltd Land Surveyors;
- The Control Procedure Hierarchy Document OTH-LLC-XX-XX-RPT-W-0005, prepared by Purcell Architects;
- The Method of Working for the Removal, Recording and Re-Placing of Setts and Cobbles within the Courtyard, prepared by Byrne Civil Solutions;
- The Archaeological Written Scheme of Investigation for a programme of Recording, Cataloguing and a watching brief Ref. P19-338, prepared by Byrne Civil Solutions;
- The Courtyard Photographic Record, prepared by Planit-ie;
- The Courtyard Setts Condition Schedule prepared by Planit-ie;
- The drawing showing Manchester Town Hall Sub-Areas NTS;
- The Specification for External Works to Courtyards OTH-PLA-EE-ES-SPE-L-0002 Rev 1, prepared by Planit-ie;
- The drawings referenced OTH-PLA-EE-ES-DWG-L-1012 Rev 05, OTH-PLA-EE-ES-DWG-L-5005 Rev 5, OTH-PLA-EE-ES-DWG-L-8005 Rev 6,
OTH-PLA-EE-ES-DWG-L-8006 Rev 07, OTH-PLA-EE-ES-DWG-L-8007 Rev 06, OTH-PLA-EE-ES-DWG-L-8008 Rev 06, OTH-PLA-EE-ES-DWG-L-8009 Rev 06, OTH-PLA-EE-ES-DWG-L-8010 Rev 06, OTH-PLA-EE-ES-DWG-L-8011 Rev 05, OTH-PLA-EE-ES-DWG-L-8012 Rev 04, OTH-PLA-EE-ES-DWG-L-8013 Rev 04, OTH-PLA-EE-ES-DWG-L-8014 Rev 04, OTH-PLA-EE-ES-DWG-L-8015 Rev 04, OTH-PLA-EE-ES-DWG-L-8016 Rev 04, OTH-PLA-EE-ES-DWG-L-8017 Rev 04, OTH-PLA-EE-ES-DWG-L-8018 Rev 04, OTH-PLA-EE-ES-DWG-L-8019 Rev 05

OTH-PLA-EE-ES-DWG-L-8020 Rev 04, OTH-PLA-EE-ES-DWG-L-8021 Rev 02, OTH-PLA-EE-ES-DWG-L-8022 Rev 02, OTH-PLA-EE-ES-DWG-L-8023 Rev 01 and OTH-PLA-EE-ES-DWG-L-8024 Rev 01
- The Extracts from the Photogrammetry Model of the East Quad, Entrance Detail, Entrance, North Passage, North west Quad, North west Quad 2, South Passage, South West Quad, West Passage 1, West Passage 2
- The Method Statement for Manchester Town Hall Courtyard Cleaning Rev 003 dated 20 November 2019, prepared by Stone Central

Part d of Condition 4 was previously part discharged to allow the cleaning of the courtyard cobbles, setts and kerbs on 10 December 2019 and to allow the removal and storage of all surface materials within the North West Quadrant only of the Town Hall Courtyard on 24 January 2020.

Condition 4 cannot be fully discharged unless and until parts a, b, c, e and f of Condition 4 have also been fully discharged.

Date: 20 April 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.