

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

Approval of details reserved by condition

Applicant

Mrs Sarah Campbell
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Manchester

Agent (if used)

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M2 5ND

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 4 (archaeology), 5b (drainage verification), 6 (ground works verification), 8 (materials), 11 (railings to Bengal Street), 12 (drainage management), 13 (hard landscaping), 17 (acoustics), 19 (lighting), 21 (deliveries), 22 (C3a), 24 (Travel Plan), 25 (cycle provision), 26 (car parking layout), 28 (off site highways works), 31 (car park entrance) and 32 (off site car parking strategy) associated with planning permission 116300/FO/2017

Location: New Little Mill, 60 Radium Street, Manchester, M4 6GH

Date of application: 28 January 2020

Application number: CDN/20/0064

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 archaeology

The following condition has been submitted in respect of this planning condition:

- 'Historic Building Investigation and Watching Brief' prepared by Salford Archaeology in January 2020 stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020
- Gazetteer of fixtures and fittings prepared by Salford Archaeology in January 2020 stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020

The above information has been considered and is acceptable. Condition 4 is now formally discharged.

condition 5 b drainage

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

-Report to discharge drainage related planning condition No 12 (ref. 3346 Rev 1) stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020.

The drainage scheme was agreed by CDN/18/0553. This application seeks to discharge part (b) of the planning condition by providing the verification details.

The information submitted has been considered and is acceptable. Condition 5 is now formally discharged.

condition 6 ground conditions

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

- Remediation and Enabling work validation report prepared by e3p stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020

-Water pipes plan and supporting information stamped as received by the City Council, as Local Planning Authority, on the 4 March 2020

The above information has been considered and is acceptable. Condition 6 is now formally discharged.

condition 8 materials

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

- Windows - Senior Ali Vu System to be used on Existing Façade, Senior Pure on New Build Extension

- Grey & Dick Rooflight

- Cladding - Genius Prime - Tiger C31 finish

- Sample Brick/Masonry Repairs

- Capping Detail

The above materials have been agreed on site through the approval of various sample works and material panels. The development shall be carried out in accordance with the above specifications.

Condition 8 is now formally discharged on this basis.

condition 11 railings to bengal street

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

- Not stating that the railings are no longer required to the Bengal Street ground floor windows stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020

The above details have been considered and are acceptable. No further action in respect of this planning condition is required.

condition 12 drainage management

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

-Report to discharge drainage related planning condition No 12 (ref. 3346 Rev 1) stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020.

The information submitted has been considered and is acceptable. Condition 12 is now formally discharged.

condition 13 hard landscaping

Condition 13 was discharged under CDN/19/0653 approved on the 3 March 2020.

condition 17 acoustics

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

- Noise study (ref. R1567-REP02-JR) prepared by Red Acoustics stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020.

The above information has been considered and is acceptable. Condition 17 is now formally discharged.

condition 19 lighting

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

- Drawing C3332-LSE-E-DR-60-E001 Rev C1 stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020.

The above information has been considered and is acceptable. The lighting shall be carried out in accordance with the above details. Condition 19 is now formally discharged on this basis.

condition 21 deliveries

This is a compliance condition and the details specified in the condition must be adhered to throughout the occupation of the development.

condition 22 c3a

This is a compliance condition and the details specified in the condition must be adhered to throughout the occupation of the development.

condition 24 travel plan

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

- Condition 24 statement stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020.

The above information has been considered and is acceptable.

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) within this condition shall be submitted for approval in writing by the City Council as Local Planning

Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

No further action at this stage.

condition 25 cycle provision

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

- Cycle provision drawing stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020

The above information has been considered and is acceptable. The development should now be carried out in accordance with the details which should include the provision of 64 cycle spaces located in 2 x two tier racks.

Condition 25 is formally discharged on this basis.

condition 26 car parking layout

This is a compliance condition.

The car parking layout must be carried out in accordance with drawing AA6336 2200 Rev D stamped as received by the City Council, as Local Planning Authority, on the 12 May 2017. In accordance with the requirements of this condition it should be laid out, demarcated and made available. The car parking layout shall then be retained and maintained for as long as the development remains in use.

Condition 26 is formally discharged on this basis.

condition 28 off site highways works

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

- Drawing 3346-SHD-00-ZZ-C-0300 Rev P1 stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020

- Email from Adam Pickford dated 7 April 2020 confirming the arrangements in respect of the s278 agreement.

The above information has been considered and is acceptable. Condition 28 is now formally discharged.

condition 31 car park entrance

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

- Drawing 3346-SHD-00-ZZ-C-0300 Rev P1 stamped as received by the City Council, as Local Planning Authority, on the 28 January 2020

The car park entrance is considered to be acceptable. The development must now be carried out in accordance with these details. Condition 31 is now formally discharged on this basis.

condition 32 off site car parking strategy

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

- Email from Adam Pickford dated 7 April 2020 confirming the arrangements in respect of the off site car parking strategy.

The above information has been considered and is acceptable. Support should be given to residents in line with this strategy. Condition 32 is now formally discharged on this basis.

Date: 7 April 2020

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.