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

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Miss Lerato Marema
Deloitte
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Part discharge of condition 5 (Final Details) of application reference 117384/FO/2017 in relation to part D (ceiling details), K (Plant Screen), C (Roof Details) and I (The Level 2 Lobby).

Location: 29 Dantzic Street, Manchester, M4 2AH

Date of application: 8 March 2018

Application number: CDN/18/0157

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 (Final Details)
This condition is hereby part discharged in relation to the proposed ceiling (part d), the removal of the plant screen from the development (part k), details of the roof including the new and retained plant area and the use of brick work to block up the opening where the lintel has failed (part c) and the Level 2 lobby (part i) only provided that the works are carried out in accordance with the following details:

Part (d) -

The drawings referenced:

5814-35-403
5814-35-404
5814-35-408
5814-35-409

The covering letter from John Cooper dated 6 March 2018

Part (k) -

The covering letter from John Cooper dated 6 March 2018

The email from Lerato Marema dated 9 April 2018

Part (c) -

5814-20-210 - Rev D
5814-27-601 - Rev B
5814-27-602 - Rev B
5814-27-603 - Rev B
5814-27-604 - Rev B
5814-27-605 - Rev C
5814-27-606 - Rev B
5814-27-607 - Rev C
5814-27-608 - Rev B
5814-27-610

all received by the City Council as local planning authority on 8 March 2018

The covering letter from John Cooper dated 6 March 2018

Part (i) -

5814-01-102-Rev F
5814-22-402-Rev A

all received by the City Council as local planning authority on 8 March 2018

The revised NOMA Dantzic Conservation Strategy Partitions Rev B prepared by SHLA and dated 6 March 2018 and received by the City Council as local planning authority on 8 March 2018

The covering letter from John Cooper dated 6 March 2018

Given the above condition 5 is further part discharged in relation to part (d) ceiling details, part (k) plant screen, part (c) roof details and part (i) the level 2 lobby only provided that these works are carried out in accordance with the above details.

This condition was previously part discharged in relation to the general arrangement details, floor finish and conservation strategy for the existing Manumarble for the existing stair (part b), new structural interventions into the building (part f), proposed repairs, reinforcement works and making good works to structural elements (part g) and new windows (part j).

Date: 12 April 2018

Signed: 

Julie Roscoe

Head 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.