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)
Create Developments (Manchester)Ltd Create Developments (... Create Developments (Manchester)Ltd c/o Agent	Mr James Donegan Tim Groom Architects 7 Constance Street Manchester M15 4JQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 (surface water drainage), 6 (drainage maintenance), 13 (TV reception), 18 (lighting) and 24 (external equipment) attached to planning permission referenced 111921/FO/2016/N1

Location: Land Bounded By Sharp Street, Baptist Street, Ludgate Hill And Rochdale Road, Manchester

Date of application: 9 March 2020

Application number: CDN/20/0172

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

- 'Create Construction Evidence Report Conditions 5 and 6' which contains 'as built' drainage layouts by Tier Consults; T/SY/16/642: 800/001G and proposed drainage details, namely, T/SY/16/642: 800/003B, 004B, 005B, 006B & 007B for your reference. The report also contains photographic evidence of the installation stamped as received by the City Council, as Local Planning Authority, on the 9 March 2020

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

condition 6 drainage management
The following information has been submitted in respect of this planning condition:

- 'Create Construction Evidence Report Conditions 5 and 6' which contains 'as-built' layouts by Tier Consults; T/SY/16/642: 800/001G.

- T/SY/16/642: 800/003B, 004B, 005B, 006B & 007B indicating the location and proposed method of attenuation along with the location of the flow control device. Images of the installation are also included in the report.

The above was stamped as received by the City Council, as Local Planning Authority, on the 9 March 2020.

The above information has been considered and is acceptable. The drainage should be maintained in accordance with these details. Condition 6 is now formally discharged on this basis.

condition 13 TV
The following information has been submitted in respect of this planning condition:

- Post Construction TV reception survey Sharp Street Development' report by SCS Technologies that was carried out on 23rd January 2020 stamped as received by the City Council, as Local Planning Authority, on the 9 March 2020.

The above information has been considered and is acceptable. Condition 13 is now formally discharged on this basis.

condition 18 lighting
The following information has been submitted in respect of this condition

drawing '68-E-00-800' that details the extent of the building's lighting strategy stamped as received by the City Council, as Local Planning Authority, on the 9 March 2020

The above information has been considered and is acceptable. The lighting must now be carried out in accordance with the above details. Condition 18 is now formally discharged on this basis.

condition 24 plant
The following information has been submitted in respect of this planning condition:

- NIA-7690-20-9018-v1' Noise Impact Assessment completed by ENS acoustic consultants stamped as received by the City Council, as Local Planning Authority, on the 9 March 2020.

The above information has been considered and is acceptable. The plant must now be installed in accordance with the above specification. Condition 24 is now formally discharged on this basis.

Date: 30 March 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.