MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant	Agent (if used)
Moda Living (Angel Gardens) Limited C/o Agent	Mr Michael Percival Deloitte LLP 2 Hardman Street Spinningfields Manchester M3 3HF

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 11 (Boundary Treatment), 36 (Shudehill Mill Interpretation Package) and 41 (Retaining Structures) attached to planning permission 111347/FO/2016/N1

Location: Angel Gardens (Plot L), Manchester,

Date of application: 5 September 2018

Application number: CDN/18/0667

Part 2 – Particulars of decision (1)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no.36 physical interpretation
The plans listed below have been examined and the details considered.
Plan refs : PL1378-D-450 rev. P03(Granite Plinth); PL1378-D-451 rev. P03 (Granite Wall); PL1378-D-452 rev. P02 (Steel Edge); PL1378-D-453 rev. P04 (Wayfinding Totem); PL1378-D-454 rev. P03 (Tree Planter); PL1378-D-456 rev. P03 (Mill Bevel); PL1378-D-458 rev. P06 (Street Signage); PL1378-D-459 rev. P03 (Bespoke Brick); PL1378-D-460 rev. P03 (Mill Outline); PL1378-D-461 rev. P03 (Plinth Engravings); PL1378-D-462 rev. P04 (Viewer Goggle Details); PL1378-D-465 rev. P02 (Mews Paving Detail);
PL1378-SMI-100 rev. P03 (Detail Area Key Plan); PL1378-SMI-101 rev. P05 (Mews Detail Area); PL1378-SMI-102 rev. P03 (Courtyard Detail Area); PL1378-SMI-103 rev. P03 (Miller Street Detail Area); PL1378-SMI- 104 rev. P04 (2&3 Angel Square Detail Area); PL1378-SMI-105 rev. P03 (Nodes Locations Plan); PL1378-SMI-106 rev. P02 (Public Realm Wayfinding Plan); and PL1378-SMI-107 rev. P04 (Mill Outline Co-ordination), prepared by Planit-IE LLP

The details shown on the plans listed above are considered to be acceptable. Therefore, on the basis that the development is implemented in accordance with the details on the plans listed above I can confirm that condition no.36 is discharged

Condition no.41 Western boundary retain
Plan ref: PL1378-GA-P113 (Boundary Treatment and Temporary interface with 2 and 3 Angel Square Section) received 4th September 2018 (Notwithstanding reference to Timber post and rail fence balustrade), and plan ref: PL1378-GA-P112 rev.03 (Boundary Treatment and Temporary interface with 2 and 3 Angel Square Plan)received on 28th May 2019 have been considered. It is noted that the plan ref PL1378-GA-P112 rev.03 shows the installation of a timber unilog retaining wall , together with a high containment kerb edge to act as a vehicle barrier adjacent to section of wall adjoining the service yard , with a woven lap larch textile weave fence above . This approach is consider to be acceptable . On the basis that the development is implemented in accordance PL1378-GA-P113 received 4th September 2018 (Notwithstanding reference to Timber post and rail fence balustrade), and plan ref: PL1378-GA-P112 rev.03 received on 28th May 2019 , I can confirm that condition no.41 is discharged.

Part 2 – Particulars of decision (2)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition no.11 Boundary treatment
PL1378-GA-P113 (Boundary Treatment and Temporary interface with 2 and 3 Angel Square Section) received 4th September 2018 (Notwithstanding reference to Timber post and rail fence balustrade), and plan ref: PL1378-GA-P112 rev.03 (Boundary Treatment and Temporary interface with 2 and 3 Angel Square Plan)and Interface boundary treatment brief received on 28th May 2019 have been examined and considered.
I can confirm that the design of the proposed woven lap larch fencing presenting a textile weave in the location shown and plan ref: PL1378-GA-P112 rev.03 and content of the Interface boundary treatment brief is considered to be an acceptable approach. It is however, noted that a workshop is to be hosted in August 2019 to explore weave patterns to be incorporated along the interface with plots M and N, with other workshops being held at that time to explore painting designs and a graphic palette for incorporation e along the interface with plots M and N.
Whilst the principle of a weave design is accepted, in view of the further workshops to be held , in relation to weave designed in colouration/graphics, and the potential for evolution of the current design , condition no.11 cannot be formally discharged at this time . Further consideration will be given to discharging condition no.11 on receipt of the finalised designs and colouration.

Date: 3 June 2019

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.