MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Harris
C/o Agent

Agent (if used)

Mrs Deborah Baker Barnett
Iceni Projects Ltd.
This Is The Space
68 Quay Street
Manchester
M3 3EJ

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 and 3 attached to previously approved planning permission 117761/JO/2017 to allow the bar within the ground floor and basement of the building to be used until 1am on Friday and Saturday nights for a further temporary period of 12 months

Location: Dorsey House , 8 Dorsey Street, Manchester, M4 1LU

Date of application: 15 October 2018

Application number: 121551/JO/2018

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) attached to this decision

1) The permission granted shall be personal to the applicant Daniel Harris of DANT Property Group Ltd.

Reason - In granting this permission the City Council as local planning authority has had regard to the special circumstances of the applicants and their operation of the use.

2) The permission hereby granted is for a limited period only, expiring on 10 December 2019.

Reason - To allow the impact of the permission to be assessed following the temporary approval, pursuant to policy DM1 of the Core Strategy.

3) Until 10 December 2019 only, the bar premises shall not trade or otherwise be open to the public outside the following hours:

12.00 to 23.00 Monday to Thursday
12.00 to 01.00 on Fridays and Saturdays
12.00 to 22.30 on Sundays and Bank Holidays.

On the expiration of the temporary period specified in condition 2, the premises shall not trade or otherwise be open to the public outside the following hours without the express permission of the local planning authority:

12.00 to 23.00 Monday to Saturday
12.00 to 22.30 on Sundays and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy.

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The submitted basement and ground floor floor plans, received via email on 19 May 2016

The submitted waste management strategy, received via email on 25 July 2016

The submitted Operating Statement, stamped as received by the Local Planning Authority on 15 October 2018

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

5) The development hereby approved shall be carried out in accordance with the submitted acoustic reports from Clement Acoustics ref. 9804-NIA-01 Rev B (particularly Section 8), dated 25 February 2016 and 9804-NIA-02, dated 25 February 2016.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

This permission does not grant approval under Building Regulations.

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 10 December 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 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 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 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.