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

Moda Living (Angel Gardens) Ltd
C/o Agent

Agent (if used)

Mr Michael Percival
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Application to discharge condition no.34 (landscaping materials) attached to planning permission ref: 111347/FO/2016/N1

Location: Angel Gardens (Plot L) , Manchester

Date of application: 10 September 2018

Application number: CDN/18/0673

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 no.34 Landscaping
Condition no. 34 required that the landscaping be implemented in accordance with the details shown PL1378- GA- 100 rev.00 (Landscaping Masterplan Planning Update), PL1378- GA- 101 rev.00 (Hardworks Plan Planning Update), PL1378- GA- 102 rev.00 (Softworks Plan Planning Update), and PL1378-GA-P105 - P01 (landscape levels and access) , but that prior to commencement of the landscaping scheme, samples of materials to be used in the hard landscaped areas within the scheme were required to be submitted to and approved in writing by the City Council as local planning authority.

The materials annotated on plan refs: PL1378- GA- 100 rev.09 (Landscaping Masterplan Planning Update), PL1378- GA- 101 rev.07 (Hardworks Plan Planning Update) listed below have been considered.
NATURAL STONE SLAB PAVING: Yorkstone, diamond sawn, random stretcher bond, to match adopted areas. Marshalls Scoutmoor or equal and approved. Colours: greyish buff. Sizes: 600m width x random lengths 600-900mm x 65mm depth. Width: 8mm (6-10mm). Bond: Random stretcher bond across the footway.
NATURAL STONE SLAB PAVING: Yorkstone, diamond sawn, herringbone bond. Sizes: 100mm(W)x400mm(L)x50mm(D)

CLAY PAVING: Neland by Hardscape or equal and approved.

Sizes: 48mm(W)x200mm(L)x65mm(D)
Colour/Finish: 100% Triton UWF tumbled to all areas except for Angel Mews (upper level). Angel Mews paving to be laid in bespoke pattern (developed as part of Shudehill Mill Interpretation Project) 50% Triton UWF tumbled/ 50% Lotis UWF tumbled.

COULOURED EXPOSED AGGREGATE CONCRETE SURFACING: Aggregate industries 'Artimo' coloured and exposed aggregate concrete surfacing. Colour/Finish: Buff base matrix with limestone aggregate.

HOT ROLLED ASPHALT SURFACING: to vehicle loading bays to Rochdale Road , and Angel Street and access to car park from Angel Street

SELF BOUND GRAVEL SURFACING: 50mm depth, Cedec self bound gravel.

CONCRETE BLOCK PAVING:
Kellen Lavaro by Hardscape Sizes: 100x100x80mm(D), 100x200x80mm(D), 100x300x80mm(D). Colour/finish: Grey mix, to be laid in variety of bonds as indicated on drawings (random stretcher / herringbone).

ARTIFICIAL TURF SURFACING: To central lawn within courtyard.

DECKING: To central event space within courtyard. Hardwood decking with anti-slip carborundum inserts.

Condition no.34 is discharged on the basis that :-
The landscaping scheme is fully implemented in accordance with the details shown PL1378- GA- 100 rev.00 (Landscaping Masterplan Planning Update), PL1378- GA- 101 rev.00 (Hardworks Plan Planning Update), PL1378- GA- 102 rev.00 (Softworks Plan Planning Update), and PL1378-GA-P105 - P01 (landscape levels and access) as updated by the hard landscaping materials in the locations annotated on plan refs: PL1378- GA- 100 rev.07 (Landscaping Masterplan Planning Update), PL1378- GA- 101 rev.00 (Hardworks Plan) not later than 12 months from the date the buildings are first occupied;
And if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Date: 7 March 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 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.