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)
Town Centre Securities and GMI Construction C/o Agent	Mr James Hind Simpsonhaugh Riverside 4 Commercial Street Manchester M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 7 (Materials Final Sign off), 9 a and b (Landscaping) and 13 (Pavements) attached to application ref no 106021/FO/2014/C2 (as amended by 114364/JO/2016 and 122384/NMC/2019).

Location: Land Bounded By Tariff Street, Jacksons Warehouse And Rochdale Canal, Manchester, M1 2FJ

Date of application: 22 March 2019

Application number: CDN/19/0217

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.

7 (Materials Final Sign off)
7 (Materials Final Sign off) - On the basis of the site inspection on 04-04-19 and e-mails from Simpson Haugh dated 13-03-19

the condition is discharged

Conditions 9 (a and b) Landscaping
Conditions 9 (a and b) Landscaping- on the basis of the following :

Section 9 a of James Hind's e-mail dated 07-03-19

Drawing CEL 270515 001 by Discovery Surveys Ltd, showing 2no. existing Telecoms cables and Electricity cables below the footpath

Drawing P-0094024-DWG-010 by Power On, showing location of new HV supply cable within footpath

and compliance with section 9 b of of James Hind's e-mail dated 07-03-19 and the following:

Dwgs:

7316-A-G700-P-00-003_01	External Works
7316-A-G700-D-00-001_01	Level 00 Balcony & Basin Section
7316-A-G700-D-00-002_01	Level 00 Balcony & Screen Details/ Tow Path

The condition is discharged

Condition 13 (Pavements)

Condition 13 (Pavements)- On the basis of compliance with the following:

James Hind's e-mail dated 15-03-19 and

Dwgs:

7316-A-G230-P-01-001	External Stair Plan
7316-A-G230-P-01-002	External Stair Plan
7316-A-G700-D-01-001	Entrance Balustrade Detail
7316-A-G700-D-01-002	Entrance Balustrade Detail

the condition is discharged

Date: 17 April 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.