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)
	Rob Bratherton
Bruntwood	North Midland Construction-Building
C/o Agent	Nunn Close
	The County Estate
	Huthwaite
	Sutton-in-Ashfield
	NG17 2HW

Part 1 – Particulars of the application/development

Proposal: Application to discharge condition nos. 9b (contaminated land), 15 (refuse storage), 17 (lighting), 18 (plant noise), 19 (travel plan), 20 (SUDs) and 27 (cycle parking) attached to planning permission 114283/FO/2016.

Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR

Date of application: 21 November 2018

Application number: CDN/18/0876

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 9 b) - Contaminated Land
The submitted information is acceptable and condition 9 b) is discharged.

Condition 15 - Waste Management
The information submitted and the clarification of the size, location of the bin store as set out in the email from NMCN received on 7th December 2018 is acceptable. The development shall be carried out and operated in accordance with these details.

Condition 17 - Lighting
The submitted lighting details are considered acceptable. The development shall be carried out in accordance with these details.

Condition 18 - External Plant Noise
The submitted details and the report by Sandy Brown dated 30 November 2018 (M007-A) received via email on the 7th December 2018 is acceptable.

Condition 19 - Travel Plan
The submitted travel plan is acceptable. It is noted that employee travel survey results are to be provided to the City Council as local planning authority within 6 months of the

occupation of the development. We therefore look forward to receipt of these survey results for review.

Condition 20 -Drainage
The submitted information together with additional information supplied within the Drainage Maintenance and Management Report prepared by Booth King December 2018 received on 10th December 2018 is acceptable.

Condition 27 - Cycle Parking
The submitted details for cycle parking provision are acceptable. The development shall be carried out in accordance with these details.

Date: 21 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 (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.