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)
Urban&Civic (Princess Street) Ltd C/o Agent	Mrs Eve Grant Deloitte LLP 2 Hardman Street Manchester M3 3HF

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Materials), 4 (Wheel Washing), 6 (CMP), 8 (Secure by Design), 17 (Acoustics), 19 (Surface and Foul Water), 22 (Flood Risk and Suds), 24 (Canal Lighting), 25 (Canal Flood Risk) and 26 (Canal Glass Balustades) attached to application ref no 114585/FO/2016

Location: Princess Street /Whitworth Street , Manchester, M1 6JD

Date of application: 14 February 2018

Application number: CDN/18/0096

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 3 (Materials)
On the basis of adherance to the Programme for the issue of Samples and Specifications Approval Rev 00 dated January 2018 prepared by LendLease and subject to the following:

(a) Materials will be agreed with the City Council on site as the project progresses with a formal application submitted to discharge this condition once all materials have been agreed; and

(b) Prior to any external materials being erected the agreement of a Quality Control Statement as required by this condition.

the pre-commencement requirements of the condition are discharged

Condition 4 (Wheel Washing)
Condition 4 (Wheel Washing)- On the basis of compliance with the details on this section in Deloittes letter date 13-02-18 and condition 6 the condition is discharged

Condition 6 (CMP)

Condition 6 (CMP) - On the basis of compliance with the following:

MNS Project Execution Plan dated January 2018 prepared by LendLease.
MNS Environment Health and Safety Plan dated January 2018 prepared by LendLease.
MNS Logistics and Sequencing dated January 2018 prepared by LendLease.

the condition is discharged

Condition 8 (Secure by Design)
Condition 8 (Secure by Design)- On the basis of the submitted Greater Manchester Police SbD Registration Letter dated
12 July 2017 (including the SbD Checklist) the pre-commencement requirements of the condition are discharged

Condition 17 a and b (Acoustics)
Condition 17 (Acoustics) (a) - On the basis of compliance with the specifications and recommendations within SANDY BROWN
Consultants in Acoustics, Noise & Vibration Report dated 31 August 2017, Princess Street, Manchester, Stage 4 acoustic report this part of the condition is discharged subject prior to occupation to a the submission and approval of a post completion validation report.

17(b) the pre-commencement requirements are discharged but full compliance with this will be required for each tenant prior to occupation of each commercial unit.

Condition 19 (Surface Water)
Condition 19 (Surface Water)- On the basis of MCC's letter dated 30-12-16 which confirms discharge under application ref no 110346 (previous approval) the condition is discharged

Condition 22 (Flood Risk and Suds)
Condition 22 (Flood Risk and Suds)- Cannot be discharged - subject to further discussions

Condition 24 (Canal Lightin)
Condition 24 (Canal Lighting) on the basis of compliance with the following:

Drawing No. 252194-LPP-95-SW-L00-DET-L-0480 Details: Lighting: Co-ordinated proposals prepared by
Landscape Projects Ltd which and Eve Grant's e-mail dated 15-03-18 the condition is discharged

Condition 25 (Canal Flood)
Condition 25 (Canal Flood) on the basis of the following:

and Eve Grant's e-mail dated 15-03-18 the condition is discharged

Condition 26 (Glass Balaustrades)
Condition 26 (Glass Balaustrades) on the basis of compliance with the following:

Drawing No. 252194-LPP-95-SW-L00-DET-L-0430 Details: Canal walls / glass balustrade prepared by Landscape Projects Ltd and and Eve Grant's e-mail dated 15-03-18 the condition is discharged

the condition is discharged

Date: 10 May 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.