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)
Kier York Street LLP C/o Agent	Laura Feekins Deloitte LLP 2 Hardman Street Manchester M3 3HF

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 5 (Demolition Method Statement), 8 (Construction Management Plan), 10 (Wheel Wash) and 13 (Materials) of planning permission 109161/FO/2015/C1.
Class A1), financial and professional institution (Use Class A2) or restaurant/cafe (Use Class A3) uses on the ground floor, together with basement car
and cycle parking, related highway works, public realm improvements and associated works.

Location: 11 York Street, Piccadilly, Manchester, M2 2AW

Date of application: 28 July 2017

Application number: CDN/17/0465

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.

Codnition 5 DMS
The following information has been submitted for approval in respect of condition 5:

Existing Building Demolition Statement by Tier Consult, Ref TM/16/1145, dated June 2017, Rev A 19.07.17;
Kier Register of Compliments/Complaints date October 2017;
AEC Construction Noise and Vibration Statement dated 8 November 2017 Ref: P2643/L01/AGB;
Kier Environmental Management Plan Version 1.5 dated October 2017;
Human Impact Management Plan Version 1.5 dated April 2017;
all all as amended by the email correspondence between Frances Hampson and Graeme Souter, including Frances Hampson's email to Graeme Souter of 4 January 2018.

The information is considered to be acceptable and condition 5 will be formally discharged so long as the development is carried out in accordance with the submitted information.

Condition 8 (CMP)
The following information has been submitted for approval in respect of condition 8:

Construction Phase Plan plus appendices by Kier dated November 2016;
Kier Register of Compliments/Complaints date October 2017;
AEC Construction Noise and Vibration Statement dated 8 November 2017 Ref: P2643/L01/AGB;
Kier Environmental Management Plan Version 1.5 dated October 2017;
Human Impact Management Plan Version 1.5 dated April 2017;
all as amended by the email correspondence between Frances Hampson and Graeme Souter, including Frances Hampson's email to Graeme Souter of 4 January 2018.

The information is considered to be acceptable and condition 8 will be formally discharged so long as the development is carried out in accordance with the submitted information.

Condition 10 (Wheel Wash)
The following information has been submitted for approval in respect of condition 10:

Construction Phase Plan plus appendices by Kier dated November 2016;

The information is considered to be acceptable and condition 10 will be formally discharged so long as the development is carried out in accordance with the submitted information.

Condition 13 (Materials)
I agree to dealing with the timing of the discharge of this condition in the manner you set out in your covering letter accompanying the above discharge of condition application, and with the timescale for samples presentation in Laura Feekins email to me dated 7 November 2017.

Date: 11 January 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.