Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
T And D Properties Ltd	T And G Associates Ltd 1F Westwood House Greenwood Office Park Manchester M5 4QH

Part I – Particulars of Application

Date of Application	Application ref. no.
11 August 2008	084566/FO/2007/N2

Particulars and location of development:

Conversion of existing Public House and erection of 4-storey rear extension to form a total of 23 apartments following demolition of existing outrigger together with alterations to existing car parking and associated car parking stacking system and landscaping

Formerly Plymouth Grove Hotel
65 Plymouth Grove
Ardwick
Manchester
M13 9LU

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision **Refused**
Date of Decision **31 October 2008**

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) The proposed extension, by virtue of its excessive height, scale and massing, would be poorly related to the existing listed building and the scale of the surrounding residential context, the streetscene and an important radial

route into the City Centre. The height of the extension and its close proximity to the neighbouring boundaries would have a detrimental impact on residential amenity and the character of the area and be contrary to policies E3.3; H2.2; H2.7; DC1 of the Unitary Development Plan for the City of Manchester and Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies: 2.13; 2.14 and 7.2.

2) The proposed extension would result in the intensive and cramped overdevelopment of the site due to the combined footprint of the original and exiting building, the proximity of its siting to the northern boundary and the failure to provide a satisfactory balance between built form, hardsurfacing and limited landscaping resulting in the cramped overdevelopment of the site and would therefore be contrary to policies E3.3; H2.2; H2.7; DC1 of the Unitary Development Plan for the City of Manchester and Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies: 2.13; 2.14 and 7.2.

3) The proposed elevational design has an inappropriate, conflicting and incongruous relationship with the existing building which undermines its character and has detrimental impact on residential and visual amenity , the streetscene and an important radial route into the City Centre and would thereby be contrary to policies E3.3; H2.2; H2.7; DC1 of the Unitary Development Plan for the City of Manchester and Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies: 2.13; 2.14 and 7.2.

4) The proposed mechanical car parking arrangements would have an unduly prominent impact on the a streetscene due to the nature of their operation and the lack of screening and position in relation the existing listed building and the propose extension and would thereby be contrary to policies E3.3; H2.2; H2.7; DC1 of the Unitary Development Plan for the City of Manchester and Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies: 2.13; 2.14 and 7.2.

Signed……

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation**.**

3. 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, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

4. 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.

5. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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

6. 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.