MANCHESTER
CITY COUNCIL

IMPORTANT

Planning Permission and Notices of Consent

Compliance with Conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.

For advice on any of these matters, please contact the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990

CONSERVATION AREA CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
GP Investments Ltd 62 Port Street Manchester M1 2EQ	Q2 Architects 11 Burton Place Manchester M15 4PT

Part I – Particulars of Application

Date of Application	Application ref. no.
23 June 2008	085776/CC/2008/C2

Particulars and location of development:

CONSERVATION AREA CONSENT for demolition to clear site for development

51 Hilton Street And 2 Brewer Street
Manchester
M1 2EF

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the following decision:

Decision Approved
The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular Employment policies I1.1, I1.3, I1.6, Environmental Protection and Improvement policies E1.4, E1.5, E2.7, E3.1, E3.3, E3.6, E3.7, E3.8, Housing policy H2.2 and Development Control Policies DC9.1 'Access for Disabled People', DC18.1 'Conservation Areas' and DC19.1 'Listed Buildings' and there are no material considerations of sufficient weight to indicate otherwise.
Date of Decision 31 July 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 works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason

In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to policy DC18 of the Unitary Development Plan for the City of Manchester.

3) No development/demolition shall commence on site until the applicant has secured the implementation of a programme of building recording and archaeological work in accordance with a written scheme of investigation submitted to and approved in writing by the City Council as Local Planning Authority.'

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.

4) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

The drawings by Q2 Architects referenced:

0002 D stamped as received by the City Council as local planning authority on 23rd June 2008
0001 B stamped as received by the City Council as local planning authority on 19th March 2008

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC18.1 Conservation Areas and DC19.1 Listed Buildings; of the Manchester Unitary Development Plan.

Signed**……**

Peter Babb, Head of Planning

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

NOTES

1. Leaflets attached:

2. This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) 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 consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the First Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

4. If consent is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent 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 27 of the Act.