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.
- A fee of £85 is payable for each request to discharge conditions.
- 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

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Mr Paul McCann Princess Street (Manchester) Ltd 52 Princess Street Manchester M1 6JX	John Clarke Rae Design UK Ltd 6 Commercial Wharf Commercial Street Castlefield Manchester M15 4PZ

Part I – Particulars of Application

Date of Application	Application ref. no.
14 January 2010	092174/JO/2010/C2

Particulars and location of development:

Variation of Condition No. 5 attached to application reference no. 085215 to alter the approved partition strategy

Rhodesia House
52 Princess Street
Manchester
M1 6JX

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 Approved
On the basis that the proposal is in accordance with the City Council's Unitary Development Plan in particular Policies RC19 in that the proposed partition strategy would not have an adverse impact on the architectural merit or historic character of the building.
Date of Decision 11 March 2010

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) Within 6 months of the date of this consent a schedule for any refurbishment/repair of the existing roof implemented as part of the building refurbishment carried out under the permission granted for application ref no (085215) including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity, and because such works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policy 19.1 of the Unitary Development Plan for the City of Manchester.

2) Within 6 months of the date of this consent details of how any cleaning of the external brickwork of the building implemented as part of the refurbishment carried out under the permission granted for application ref no (085215) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the method of cleaning was not to the detriment of the appearance of the building in the interests of visual amenity and because works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Within 6 months of the date of this consent details of how the any roof ventilation installed as part of the refurbishment carried out under the permission granted for application ref no (085215) was installed shall be submitted and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity, and because the works had the potential to affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policy 19.1 of the Unitary Development Plan for the City of Manchester.

4) Within 6 months of the date of this consent full details of any light fittings including any associated cables and transformers and the method of fixing these to the building installed as part of the refurbishment carried out under the permission granted for application ref no (085215) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity, and because such works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policy DC19.1; of the Unitary Development Plan for the City of Manchester.

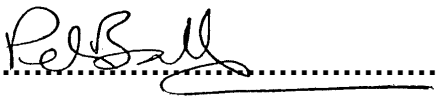
5) Any proposals for future internal sub-division shall be submitted to and agreed in writing by the City Council as local planning authority. Any partitions proposed shall be in accordance with the following criteria:

Full height solid partitions - only be used for subdividing walls between individual tenancies;

For all other partitions

Would be designed so that they will contrast with the original historic fabric;
Would avoid columns and other historic features;
Would not be full height or where they are required to be full height they will be substantially glazed

Reason - For the avoidance of doubt and because such works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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.