

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

CD9 Properties (Manchester) Ltd
C/o Agent

Agent (if used)

Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 9a (Intrusive Investigations) and 9c (Strip out Method Statement) (Details pre commencement) (Details pre commencement) attached to planning permission ref no 127881/FO/2020 as amended by 136975/NMC/2023 and 138895/NMC/2023 Re-discharge of CDN/23/0193

Location: Debenhams, 109 - 127 Market Street, Manchester, M60 1TA

Date of application: 13 January 2025

Application number: CDN/25/0021

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 9 (Details pre-commencement)

Condition 9 (Details pre-commencement)

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works:

On the basis of implementation in accordance with the following:

Method Statement - Crushing of concrete within Sub-Basement area. Reduce dig to expose bottom of column Foundations
(prepared by Domis, dated 08.07.2024);

Method Statement - Concrete Encasement Removal (prepared by Domis, dated 08.07.2024);

Method Statement - Test Column de-jacketing and slab cut out works (prepared by Domis, dated 08.07.2024);

Method Statement - Intrusive Structural Opening Up (prepared by Stone Central and Domis, dated 17.09.2024);

Frank O'Gara & Sons Ltd Addendum A Method Statement (DMS01) - 8th July 2024 stamped as received on 11-02-24; and

DELOITTE TECHNICAL RESPONSE TO MCC COMMENTS 11-02-25 as it relates to intrusive investigations and mitigation/ repair

This part of the condition is discharged

(c)Method statement for removal of any fabric as part of any strip out works- The information submitted in respect of the strip out works is insufficient and this part of the condition cannot be discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Date: 4 April 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 or 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 their 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.