

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

Approval of details reserved by condition

Applicant

Bruntwood AV Limited
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 a,d,e,f,g and h (Details) attached to Listed Building Consent 139764/LO/2024.

Location: 117-119 Portland Street , Manchester, M1 6PR

Date of application: 15 August 2024

Application number: CDN/24/0770

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.

Condition 3 Details

a) Final details to the grills to gable wall and any associated cills to include full fabrication dwgs with all sections of the metalwork dimensioned;

On the basis of implementation in accordance with the following Dwgs: 23-192 AXI 141 Proposed Gable End Elevation-Rev 4-01 and Portland Street Louvers assembly detail-R1 this part of the condition is discharged

d) Strategy and details for the removal and reuse of some of the metal sheeting to the ceilings;

On the basis of the site visit 09/08/24 where it was agreed that the sheeting would remain in situ due to potential damage and removed metal sheeting's useability; on the basis that new metal sheeting is to be installed as a nod to the existing metal sheeting; Drawings refs:

AXI-310 Rev 01; AXI 420 Rev 02; and, AXI 605 Rev 01

To indicate:

- Metal sheeting on 1st floor ceiling will not be removed.
- Contemporary new metal sheeting to be installed in specified locations.

no further action is required in relation to this condition.

e) Details of the extent of the exposure of brickwork and works required to achieve this;

On the basis of the site visit on 09 August 2024 to view area where exposed brickwork was proposed, and the agreement with MCC that it will not be carried out due to potential damage incurred on the brickworks no further action is required in relation to this condition.

f) A strategy and details including samples of all repair works to include detailed specification, mortar mix to be subject to final agreement on site;

On the basis of implementation in compliance with the Masonry and Joinery Methodology (Rev 1) and Mortar Specification Document prepared by Quadriga this part of the condition is discharged.

g) Details of the location and detailing of all M and E, building services including electrics and plumbing, telecommunications, fire/security alarms and CCTV cameras (and associated cabling, containment and equipment) along with final details of these item.;

On the basis of compliance with the following:

Dwgs 1168-KCE-ZZ-00-DR-E-6101-P2, 1168-KCE-ZZ-00-DR-E-6201-P1, 1168-KCE-ZZ-00-DR-E-6301-P1, 1168-KCE-ZZ-00-DR-E-6701-P1, 1168-KCE-ZZ-00-DR-E-6801-P1, 1168-KCE-ZZ-00-DR-M-5201-P1, 1168-KCE-ZZ-00-DR-M-5301-P1, 1168-KCE-ZZ-00-DR-M-5601-P1, 1168-KCE-ZZ-00-DR-M-5701-P1, 1168-KCE-ZZ-01-DR-E-6102-P2, 1168-KCE-ZZ-01-DR-E-6202-P1, 1168-KCE-ZZ-01-DR-E-6302-P1, 1168-KCE-ZZ-01-DR-E-6702-P1, 1168-KCE-ZZ-01-DR-E-6802-P1, 1168-KCE-ZZ-01-DR-M-5202-P1, 1168-KCE-ZZ-01-DR-M-5302-P1, 1168-KCE-ZZ-01-DR-M-5602-P1, 1168-KCE-ZZ-01-DR-M-5702-P1, 1168-KCE-ZZ-02-DR-E-6103-P2, 1168-KCE-ZZ-02-DR-E-6203-P1, 1168-KCE-ZZ-02-DR-E-6303-P1, 1168-KCE-ZZ-02-DR-E-6703-P1, 1168-KCE-ZZ-02-DR-E-6803-P1, 1168-KCE-ZZ-02-DR-M-5203-P1, 1168-KCE-ZZ-02-DR-M-5303-P1, 1168-KCE-ZZ-02-DR-M-5603-P1, 1168-KCE-ZZ-02-DR-M-5703-P1, 1168-KCE-ZZ-03-DR-E-6104-P2, 1168-KCE-ZZ-03-DR-E-6204-P1, 1168-KCE-ZZ-03-DR-E-6304-P1, 1168-KCE-ZZ-03-DR-E-6704-P1, 1168-KCE-ZZ-03-DR-E-6804-P1, 1168-KCE-ZZ-03-DR-M-5204-P1, 1168-KCE-ZZ-03-DR-M-5304-P1, 1168-KCE-ZZ-03-DR-M-5604-P1, 1168-KCE-ZZ-03-DR-M-5704-P1, 1168-KCE-ZZ-04-DR-E-6105-P2, 1168-KCE-ZZ-04-DR-E-6205-P1, 1168-KCE-ZZ-04-DR-E-6305-P1, 1168-KCE-ZZ-04-DR-E-6705-P1, 1168-KCE-ZZ-04-DR-E-6805-P1, 1168-KCE-ZZ-04-DR-M-5205-P1, 1168-KCE-ZZ-04-DR-M-5305-P1, 1168-KCE-ZZ-04-DR-M-5605-P1, 1168-KCE-ZZ-04-DR-M-5705-P1, 1168-KCE-ZZ-LG-DR-E-6100-P2, 1168-KCE-ZZ-LG-DR-E-6200-P1, 1168-KCE-ZZ-LG-DR-E-6300-P1, 1168-KCE-ZZ-LG-DR-E-6700-P1, 1168-KCE-ZZ-LG-DR-E-6800-P1, 1168-KCE-ZZ-LG-DR-M-5300-P1, 1168-KCE-ZZ-LG-DR-M-5600-P1, 1168-KCE-ZZ-LG-DR-M-5700-P1, 1168-KCE-ZZ-RF-DR-E-6206-P1, 1168-KCE-ZZ-RF-DR-E-6306-P1, 1168-KCE-ZZ-RF-DR-E-6706-P1, 1168-KCE-ZZ-RF-DR-E-6806-P1, 1168-KCE-ZZ-RF-DR-M-5801-P1, 1168-KCE-ZZ-XX-DR-E-6500-P2, 1168-KCE-ZZ-XX-DR-M-5800-P2 and AXI-591-2- Rev 03

this part of the condition is discharged

h) Details of the fixing of the new fireproof ceiling to the existing sheeting;

On the basis of implementation in accordance with the following:

Dwgs AXI-310 Rev 01; AXI 420 Rev 02; and AXI 605 Rev 01 to show fixing of the fireproof ceiling to existing metal sheeting this part of the condition is discharged.

Date: 17 October 2024

Signed: 

Julie Roscoe
Director 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 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 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.