

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

Approval of details reserved by condition

Applicant

Biz Assets Ltd
2nd Floor Fairbank House
27 Ashley Road
Altrincham
WA14 2DP

Agent (if used)

Heloise Wood
Atelier MB
Suite 2A Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (CMP), 4a (Local Labour), 13 a and b (Refuse), 14a (Noise Transfer), 20 b and c (Materials -Railings and Back George Street Doors) and 22 (a,c and i) (Details) attached to planning permission 139183/FO/2024

Location: 77 Mosley Street, Manchester, M2 3HR

Date of application: 29 November 2024

Application number: CDN/24/1099

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 (CMP)

Condition 3 (CMP) - On the basis of ongoing implementation in accordance with the following:

77 79 Mosley St Construction Management Plan Oct 2024 Rev 3 by Biz Assets as amended and supplemented by the m20property's e-mail in relation to deliveries dated 14-02-25

the condition is discharged

Condition 4a (Local Labour)

Condition 4a (Local Labour): On the basis of ongoing compliance with the following:

Local Labour Construction : Proposal and Reporting Template stamped as received on 11/12/24

this part of the condition is discharged

Condition 13 (Refuse),

Condition 13 a and b (Refuse): On the basis of ongoing compliance with the following:

Dwg 1995 P(930) (Refuse Plans) and Waste Proforma Rev B both stamped as received on 15-01-24

the condition is discharged

Condition 14a (Noise Transfer)

Condition 14a (Noise Transfer): On the basis of implementation in accordance with the

NOISE IMPACT ASSESSMENT, 77 - 79 MOSLEY STREET, MANCHESTER, REPORT REFERENCE NO. J004287-6015-DH-08, AUGUST 2024 by PDA D10 v1.0 in relation to Noise Breakout from the Ground Floor and Basement Commercial to the offices above

this part of the condition cannot be discharged

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses in the basement and ground floor commence.

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Condition 20 b and c (Materials -Railing

Condition 20

(b) Proposed railings

On the basis of implementation in accordance with the following:

Dwg P(430) WINDOW DETAILS

and Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

this part of the condition is discharged

(c) New Doors to Back George Street;

P(432) BASEMENT DOOR DETAILS

On the basis of implementation in accordance with the following:

Dwg P(430) WINDOW DETAILS

and Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

this part of the condition is discharged

Condition 22 (a, b and i) (Details)

Condition 22 (a,c and i) (Details)

a) Final detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building not covered separately by condition requirements below, to include making good to roof, works to stonework, plasterwork, repointing prepared by a conservation specification, schedule of works and sign off of samples on site prior to full works commencing;

On the basis of implementation in accordance with the following in relation to these items:

Finishes schedule

1995 - Interior Existing Fabric Treatment Schedule - Rev A

1995-1995 Envelope Repair Specification

1995-1995 Interior Repair Specification 16-01-2025 V3

1995 P(420) New Lantern Roof Details

1995 P(431) Existing Lantern Roof Details

1995 P(108) Basement Plan - Finishes

1995 P(118)E Ground Floor Plan - Finishes - Rev E

1995 P(128)D First Floor Plan - Finishes - Rev B

1995 P(138)C Second Floor Plan - Finishes - Rev B

1995 P(148)D Third Floor Plan - Finishes - Rev B

1995 P(433) Wall and Chimney Section

1995 T(401) Junction Details - Rev B

1995 T(403) Proposed Plant Deck Detail - Rev B

1995 T(405) Window Repair Detail

1995 T(400)A FLOOR UPGRADE DETAILS

as updated by Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

and subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A

this part of the condition is discharged

c) A methodology for the taking down, capping off and making good of the chimney;

On the basis of implementation in accordance with the following in relation to this item:

1995-1995 Interior Repair Specification 16-01-2025 V3

this part of the condition is discharged

i) Details of making good parts of the building that are to be the subject of removals and / or demolition;

On the basis of implementation in accordance with the following in relation to these items:

1995 - Interior Existing Fabric Treatment Schedule - Rev A
1995-1995 Interior Repair Specification 16-01-2025 V3

and subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A

this part of the condition is discharged

Date: 19 February 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.