MANCHESTER CITY COUNCIL

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

Refusal of details reserved by condition

Applicant

Union Living Manchester 1 Ltd
C/o Agent

Agent (if used)

Michael Percival
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 7 (paving strategy) attached to planning permission 125655/FO/2019, as amended by 138043/NMC/2023.

Location: Water Lane, Manchester, M4 4JQ

Date of application: 19 December 2024

Application number: CDN/24/1187

Part 2 – Particulars of decision

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

Paving Strategy
The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 19 December 2024:

- T1 Hard Landscape Details - Surfaces T1-EXA-G710-DE-XX-600
- T1 Hard Landscape Details - Edges T1-EXA-G710-DE-XX-601
- T1 Hard Landscape Details - Furniture T1-EXA-G710-DE-XX-602
- T1 Public Realm Tree Pit Details T1-EXA-G710-DE-XX-700
- T1 Public Realm Raised Planter Details T1-EXA-G710-DE-XX-701
- T1 GA Plan T1-EXA-G710-PL-GRD-100
- T1 Specification Plan T1-EXA-G710-PL-GRD-101
- T1 Planting Plan T1-EXA-G710-PL-GRD-200
- T1 Public Realm Levels Plan T1-EXA-G710-PL-GRD-300
- T1 Public Realm Levels Plansheet 1 T1-EXA-G710-PL-GRD-301
- T1 Public Realm Levels Plansheet 2 T1-EXA-G710-PL-GRD-302
- T1 Diamondcrete Setting Out Plan T1-EXA-G710-PL-GRD-400

- T1-EXA-G710-RE-XX-000
- T1-EXA-G710-RP-XX-920

The Section 278 has not been formally agreed yet and following discussions with our Highway Services team, it is evident that the Section 278 shall not be agreed before the determination date or before the fee return date for this discharge of conditions application is due.

Therefore, condition 7 is NOT formally discharged.

Date: 10 February 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.