

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

Approval of details reserved by condition

Applicant

Mr Stephen Lythgoe
Church Inn (Ardwick) Limited
Unit 4 Royal Mills
Redhill Street
Ancoats
Manchester
M4 5BA

Agent (if used)

Mr Ryan Millar
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Cornish Street
Sheffield
S6 3AF

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 4 (materials) attached to planning permission referenced 135857/FO/2022

Location: Land Bounded By Ardwick Green North, Cotter Street & Niven Street , Manchester, M12 6EY

Date of application: 13 December 2024

Application number: CDN/24/1165

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 4 (materials)

The following materials have been reviewed:

Farmstead Antique Brick with natural colour mortar

Racing Green bespoke Glazed brick detailing (Racing Green Glazed Techdata 30-11-23) with gunmetal grey mortar;

Roof - Single ply membrane basalt grey (RAL 7012) with aluminium roof edge trim basalt grey (RAL 7012), and textured natural flags to terraces;

Window frames and balustrade railings RAL 7016; and

Front doors - Velfac timber door with aluminium frames - RAL 7030 Stone grey;

Concerns were expressed in relation to the level of texture in the Farmstead Antique Brick sample panel viewed on site on 6th January 2025, and the photographs of this sample panel submitted to accompany the discharge of condition application.

Consideration has however, been given to the submitted visuals of the Farmstead

Antique Brick used at ground level in the Castings development in Ancoats provided by the planning agent on 8th January 2025.

On the basis that the extent of surface texture of the Farmstead Antique Brick, is as the Farmstead Antique Brick used at ground level in the Castings development in Ancoats, (and not as in the sample panel viewed in site on 6th January 2025) , and the development is implemented on this basis and in accordance with the materials referred above, condition no. 4 is discharged.

Date: 4 February 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.