

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

Approval of details reserved by condition

Applicant

Paxman-Hughes
Padox Wonderwall Propco Limited
35 Great St Helens
London
EC3A 6AP

Agent (if used)

Andrew Burns
Atelier MB
Suite 2A Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Method Statement), and 4a(i), 4b(i), 4b(ii), 4b(iii) (Materials to be approved) and part discharge of 4a(ii)(Materials to be approved) attached to Listed Building Consent 140016/LO/2024.

Location: Midland Hotel, Peter Street, Manchester, M60 2DS

Date of application: 28 January 2025

Application number: CDN/25/0073

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 - Method Statement

Condition 3 can hereby be considered to be discharged provided that the works are carried out fully and only in accordance with the method statement for Doff Cleaning prepared by Bullen Conservation and the method statement for Fire Damage Repair Work prepared by Bullen Conservation both received by the City Council as local planning authority on 29 January 2025 and the method statement for The replacement of fire damaged granite blocks prepared by Bullen Conservation received by the City Council as local planning authority on 28 January 2025.

Condition 4 - Materials to be Approved

Please see the current status of the sections of Condition 4 as follows:

Part a)

i) Part i) of Part a) of condition 4 can be hereby considered to be discharged providing that cleaning of stone and all surfaces affected is carried out fully and only in accordance with the method statement for Doff Cleaning prepared by Bullen Conservation received by the City Council as local planning authority on 29 January 2025 and the samples sign off sheet for DOFF cleaning of Granite and Terracotta (2no.

documents) prepared by ATELIER MB received by the City Council as local planning authority on 28 January 2025, and on the basis of the samples viewed on site.

ii) Part ii) of Part a) of Condition 4 can hereby be considered to be part discharged provided that the new stone used in the repairs to both the entrance surround and the steps is Shap from Fyfe Glynrock and Peterhead from Fyfe Glynrockas confirmed in the Sample Sign Off Sheets prepared by ATELIER MB and viewed on site. Part ii) of Part a) of Condition 4 cannot be fully discharged until the mortar type and sample and pointing, including the areas of indents has been submitted to and approved in writing by the City Council as local planning authority.

Part b)

(i) Part (i) of Part b) of Condition 4 can hereby be considered to be discharged provided that jointing and fixing details to be implemented comply with the drawing referenced MDL-MHE-001 Rev 03 received by the City Council as local planning authority on 28 January 2025 and the information within the method statement for Fire Damage Repair Work prepared by Bullen Conservation received by the City Council as local planning authority on 29 January 2025.

(ii) Part (ii) of Part b) of Condition 4 can hereby be considered to be discharged provided that the Quality Control Strategy prepared by ATELIER.MB received by the City Council as local planning authority on 29 January 2025 is complied with for the duration of the works.

(iii) Part (iii) of Part b) of Condition 4 can hereby be considered to be discharged provided that the Construction Environmental Management Plan (CEMP) prepared by Bullen Conservation received by the City Council as local planning authority on 28 January 2025 is complied with in relation to the use of materials used in the repairs.

Condition 4 cannot be fully discharged unless and until all parts of Parts a), (specifically part ii), iii), iv) and v) have also been fully discharged.

Date: 28 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 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.