MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Laura Faulkner
Workspace Design and Build
Northspring Suite 1C
70 Spring Gardens
Manchester
M2 2BQ

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 c (Building cleaning internal and external), d (external and internal repairs), l (Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes, m (Works to cast iron columns & timbers) , o (strategy and details of the location and detailing of all building services) and t (details of external lighting and any associated fixtures and fittings) attached to listed building consent application ref no 138795/JO/2023.

Location: Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ

Date of application: 31 October 2024

Application number: CDN/24/1014

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.

Details 2
The following information has been submitted in respect of this planning condition:

- 8801-BA-00-00-DR-A-(04) 008-R1: External Lighting Locations
- AC-MSL-6040-1-1301 Revision C01: Street Lighting Proposed Road Lighting Layout (Dated October 2022)
- AC-MSL-6040-1301 Revision C01: Street Lighting Proposed Road Lighting Layout (Section 38; Dated June 2022)
- E01 Rev A: Electrical Services Proposed 2 Bed, 4 Person Terrace Affordable Rent
- E02 Rev A: Electrical Services Proposed 3 Bed, 5 Person Shared Ownership
- LED Floodlights Data Sheet (Prepared by Luxna Lighting)
- Exterior Lighting Data Sheet (Prepared by DETA)
- Photographs (Received 26/09/2024)
- Photographs (Received 11/11/2024)

o Great Places Housing Association: As-Built Energy Efficiency Compliancy Report (Prepared by Watt; Dated 19/09/2024)
o Green Validation -Downley Drive, Plots 1-11 (Prepared by e3p; Dated 22/05/2024)
o Green Validation - Downley Drive, Plot 13 (Prepared by e3p; Dated 01/08/2024)
o Green Validation - Downley Drive, Plot 14 (Prepared by e3p; Dated 19/06/2024)
o Green Validation - Downley Drive, Plot 17 (Prepared by e3p; Dated 19/09/2024)
o Email correspondence RE lift detail and security camera fixing detail (Prepared by Paul Butler Associated; Dated and received 11/12/2024)

Received by the City Council as Local Planning Authority on 31/10/2024, unless specified otherwise.

The submitted information is considered to be acceptable in relation to parts c, d, l, m, o and t of condition 6 only. To fully comply with the condition the approved details shall be implemented as part of the development and be completed prior to its first occupation, also to then be retained thereafter.

Parts c,d, l, m, o and t of Condition 6 are therefore discharged on this basis.

Date: 17 December 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 of 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.