

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

Approval of details reserved by condition

Applicant

Mr Matthew Burton
Bruntwood SciTech
C/o Agent

Agent (if used)

Donald Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Full and Final Details) and 5 (CEMP) attached to Planning Permission 133409/FO/2022.

Location: 40 King Street West, Manchester, M3 2WY

Date of application: 21 August 2024

Application number: CDN/24/0786

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 - Full & final details

The following information has been submitted for approval in respect of planning condition 4 (Full and Final Details):

a) Conservation roof lights

- Drawing - Proposed A_R (74) 101 A ROOF WINDOWS SPECIFICATION
- Drawing - Proposed A_R (74) 100 HERITAGE ROOF LIGHTS
- Supporting Information VELUX WINDOW DETAIL

All received by the City Council, as Local Planning Authority, on 21/08/2024

b) Roof structures

- Drawing - Proposed A_R (21) 100 B ROOF PLAN
- Drawing - Proposed A_R (58) 100 ROOF ABUTMENT DETAILS
- Drawing - Proposed BILCO HATCH RAIL SYSTEM
- Drawing - Proposed BILCO SINGLE LEAF ROOF ACCESS HATCH

All received by the City Council, as Local Planning Authority, on 21/08/2024

c) Plant equipment design

- Drawing - Proposed A_R (21) 100 B ROOF PLAN
- Drawing - Proposed A_X (116) 101 A SOUTH ELEVATION
- Drawing - Proposed A_X (116) 102 A EAST & WEST ELEVATIONS
- Supporting Information MINI VRF HEAT PUMP OUTDOOR UNIT
- Supporting Information SIMULTANEOUS HEATING AND COOLING WITH HEAT RECOVERY OUTDOOR UNIT
- Supporting Information SIMULTANEOUS HEATING AND COOLING WITH HEAT RECOVERY OUTDOOR UNIT
- Supporting Information CEILING CONCEALED DUCTED SYSTEM

All received by the City Council, as Local Planning Authority, on 21/08/2024

d) Brickwork

- Supporting Information DOFF EXTERNAL STEAM CLEAN
- Drawing - Proposed 11176-EPR-00-XX-DR-A-31-0201 EXTERNAL GLAZING ELEVATIONS - KING STREET
- Supporting Information EXTERNAL DECORATION

All received by the City Council, as Local Planning Authority, on 21/08/2024

-Supporting Information MASONRY BRICKWORK / MORTAR REPAIRS received by the City Council, as Local Planning Authority, on 23/10/2024

e) External lighting

- Drawing - Proposed E1875-EXT-901 B EXTERNAL LIGHTING GENERAL CONTROLS ARRANGEMENT
- Drawing - Proposed E1875-EXT-903 B EXTERNAL LIGHTING - KING STREET ELEVATION
- Drawing - Proposed E1875-EXT-E902 B EXTERNAL LIGHTING - SOUTHGATE ELEVATION
- Supporting Information CONSTANT CURRENT LED DRIVER
- Supporting Information DALI SWITCH INSTRUCTIONS
- Supporting Information LED LIGHT DATA SHEET
- Supporting Information TRIM DATA SHEET
- Supporting Information WOLF PROJECTOR DATA SHEET

All received by the City Council, as Local Planning Authority, on 21/08/2024

-Drawing - Proposed A_X (74) 101 TYPICAL EXTERNAL LIGHTING SETTING OUT received by the City Council, as Local Planning Authority, on 23/10/2024

The submitted information is considered acceptable and condition 4 attached to Application ref. 133409/FO/2022 is hereby discharged provided the development is carried out in accordance with the above information.

Condition 5 - CEMP

The following information has been submitted for approval in respect of planning condition 5 (CEMP):

- Transport or Travel information TRAFFIC MANAGEMENT
- Transport or Travel information TRAFFIC MANAGEMENT PLAN
- Transport or Travel information 353-01-A TRAFFIC MANAGEMENT PLAN
- Supporting Information PAVEMENT DELAPSE
- Supporting Information METHOD STATEMENT

All received by the City Council, as Local Planning Authority, on 21/08/2024

-Supporting Information REV 4 CEMP & METHOD STATEMENT received by the City Council, as Local Planning Authority, on 06/09/2024

and

Subject to the Applicant having discussions with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk to discuss any requirements for licensing, hoarding / scaffolding and any associated temporary pedestrian/traffic management arrangements.

The submitted information is considered acceptable and condition 5 attached to Application ref. 133409/FO/2022 is hereby discharged provided the development is carried out in accordance with the above information.

Date: 7 November 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 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.