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

Green
Eastern Green Ltd.
1 Ashley Road
Altrincham
WA14 4DT

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 condition 3 (Samples) attached to listed building consent 140332/LO/2024.

Location: Second Floor, 14 Newton Street, Manchester, M1 2AF

Date of application: 30 August 2024

Application number: CDN/24/0828

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.

samples discharged a-g
a) Specification and sample of new spindles, their fixings and method statement for their installation:

On the basis of implementation in accordance with the following drawing and sample viewed:

- STAIR ST02(2ND FLOOR) SECTIONS, Ref: 460 B, Received 30/08/2024
- Stainless steel spindle sample as viewed and received on the 31/10/2024,

This part of the condition is discharged.

b) Specification and colour of paint to window and door frames:

On the basis of implementation in accordance with the following drawings:

- INTERNAL SECTIONS- MAIN OFFICE SPACE, Ref: P300 D, Received 02/09/2024
- INTERNAL SECTIONS- MEETING ROOM 4, Ref: P302 D, Received 02/09/2024,

This part of the condition is discharged.

c) Specification and sample details of wall finishes to partition walls:

On the basis of implementation in accordance with the following drawings:

- INTERNAL SECTIONS- MAIN OFFICE SPACE, Ref: P300 D, Received 02/09/2024
- INTERNAL SECTIONS- MEETING ROOM 4, Ref: P302 D, Received 02/09/2024
- INTERNAL SECTIONS-PARTITION WALL DETAIL, Ref: P304 B, Received 02/09/2024,

This part of the condition is discharged.

d) Section drawing to show fixtures of new kitchenettes:

On the basis of implementation in accordance with the following drawing:

- INTERNAL SECTIONS- KITCHEN AREA, Ref: P301 B, Received 30/08/2024,

This part of the condition is discharged.

e) Specification and sample details of new timber floor over staircase:

On the basis of implementation in accordance with the following drawing and sample viewed:

- STAIR ST02(2ND FLOOR) SECTIONS, Ref: 460 B, Received 30/08/2024
- Timber floorboard sample as viewed and received on the 31/10/2024,

This part of the condition is discharged.

f) Section drawing to show fixtures of proposed solid wall and relocated existing partition wall:

On the basis of implementation in accordance with the following drawings:

- INTERNAL SECTIONS- MAIN OFFICE SPACE, Ref: P300 D, Received 02/09/2024
- INTERNAL SECTIONS- MEETING ROOM 4, Ref: P302 D, Received 02/09/2024,

This part of the condition is discharged.

g) Method statement for installation of the proposed and relocated partition walls:

On the basis of implementation in accordance with the following supporting information:

- Method Statement, Received 30/08/2024,

This part of the condition is discharged.

Date: 13 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 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.