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

Mr Talat Mahmood
HM Empire Estates
Office 3
Enterprise Centre
Bellfield Road
Rochdale
OL16 2UP

Agent (if used)

Mr Jim Granger
jg-d
Stepaside
Coal Pit Lane
Brighouse
HD6 4HW

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (a) (Noise 1 - Residential Accommodation), 4 (waste management) and 5 (window materials) attached to 139421/FO/2024.

Location: Outram House, Piccadilly Village, 8 Great Ancoats Street, Manchester, M4 7AA

Date of application: 22 August 2024

Application number: CDN/24/0795

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 - Noise 1 - Residential
Condition 3 Part a) can hereby be considered to be discharged provided that the noise levels at the development comply with the mitigation measures detailed within the Acoustic Planning Report by Lighthouse Acoustics, dated 24 May 2024 and received by the City Council as local planning authority on 4 September 2024 and the Statement in Support of Discharge of Conditions for App No. 139422/P3MA/2024 received by the City Council as local planning authority on 22 August 2024 including:

- 6/ 16/ 4mm factory sealed double glazed units to rear living room window
- 10/ 16/ 6.4mm factory sealed double glazed units to side living room window
- 10/ 16/ 16.6mm factory sealed double glazed windows to bedroom windows
- A Vent Axia Sentinel Kinetic BH MVHR system

Condition 3 cannot be fully discharged unless and until Part b) of this condition can also be discharged.

Waste Management

Condition 4 can be considered to be discharged provided that waste is managed fully and only in accordance with the Statement in Support of Discharge of Conditions for App No. 139422/P3MA/2024 received by the City Council as local planning authority on 22 August 2024.

Condition 5 - Window Materials
Condition 5 can hereby be considered to be discharged provided that only the REHAU Connect TOTAL70c Chamfered multi-chambered profile 1150mm x1170mm in white as shown within the Statement in Support of Discharge of Conditions prepared by jg(d) and received by the City Council as local planning authority on 22 August 2024 and as shown within the site photographs received by the City Council as local planning authority on 8 November 2024 is installed on site.

Date: 12 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.