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	Agent (if used)
Jacksons Row Developments Limited C/o Agent	Ms Nikki Sills Zerum South Central 11 Peter Street Manchester M2 5QR

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 18 (external seating area), 19 (accessible toilets), 21 (cycle parking strategy), 23 (taxi areas), 24 (Travel Plan), 25 (servicing strategy) and 31 (hours of operations of public realm and terraces) attached to planning permission 135827/JO/2022 for phase 2 only

Location: No 1 St Michaels , Jacksons Row, Manchester, M2 5GU

Date of application: 5 August 2024

Application number: CDN/24/0721

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 18 External Seating Area
The following information has been submitted in respect of this planning condition:

-Condition 18 - External seating strategy received by the City Council, as Local Planning Authority, on the 17 September 2024

The above information has been considered and is acceptable. As per the above document, the external seating furniture must be stored internally to the premises when closed.

Condition 18 is now formally discharged on this basis (phase 2 only).

Condition 19 Accessible Toilets
The following information has been submitted in respect of this planning condition:

-Condition 19 Toilet Provision received by the City Council, as Local Planning Authority, on the 5 August 2024

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 19 is now formally discharged on this basis (phase 2 only).

Condition 21 Cycle Parking Strategy
The following information has been submitted in respect of this planning condition:

-Condition 21 - Cycle Parking strategy received by the City Council, as Local Planning Authority, on the 5 August 2024

The above information has been considered and is acceptable. The development must now be carried out in accordance with the above information.

Condition 21 is now formally discharged on this basis (phase 2 only).

Condition 23 Taxi Area
The following information has been submitted in respect of this planning condition:

-Condition 23 Taxi Area received by the City Council, as Local Planning Authority, on the 5 August 2024

The above information has been considered and is acceptable. The development must now be carried out in accordance with the above information.

Condition 23 is now formally discharged on this basis (phase 2 only).

Condition 24 Travel Plan
The following information has been submitted in respect of this planning condition:

-Condition 24 - Framework Travel Plan received by the City Council, as Local Planning Authority, on the 5 August 2024

The above information has been considered and is acceptable. The development must now be carried out in accordance with the above information.

Condition 24 is now formally discharged on this basis (phase 2 only).

Condition 25 Servicing Strategy
The following information has been submitted in respect of this planning condition:

-Condition 25 - Servicing Strategy strategy received by the City Council, as Local Planning Authority, on the 5 August 2024

The above information has been considered and is acceptable. The development must now be carried out in accordance with the above information.

Condition 25 is now formally discharged on this basis (phase 2 only).

Condition 31 Roof Terraces
The following information has been submitted in respect of this planning condition:

-Condition 31 - External seating strategy received by the City Council, as Local Planning Authority, on the 17 September 2024

- Email from Nikki Sills dated the 29 August 2024

The above information has been considered and is acceptable. As per the above document, the external seating furniture must be stored internally to the premises when closed.

Condition 31 is now formally discharged on this basis (phase 2 only).

Date: 20 September 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.