

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

Approval of details reserved by condition

Applicant

Ms Louise Darlington
Project Office: OTH Project
Town Hall
Albert Square
Manchester
M2 5DB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Application to partially discharge Condition 10(c) (Repairs) as attached to development approved under application 125553/LO/2019 to allow the use of 'Terrix' plaster as an alternative to the current historic plaster specification.

Location: Town Hall , Albert Square, Manchester, M2 5DB

Date of application: 22 December 2021

Application number: CDN/21/0962

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 10 Part c) (Repairs)

Condition 10 Part c) can hereby be considered to be part discharged to allow the use of Terrix lime plaster to repair failed historic plaster provided that suitable monitoring and testing of the use and application of the Terrix Plaster is carried out and that this plaster is used fully and only in accordance with the following information:

- The Terrix Plaster Report referenced OTH-PUR-XX-XX-RPT-A-0166 Revision 02, dated 21 December 2021, received by the City Council as local planning authority on 20 March 2024
- The M23 NBS Specification Repairing/Renovating: Plaster/Render (Historic Buildings) Project - Supplementary Specification for Areas to Receive Terrix Plaster referenced OTH-PUR-TH-ZZ-SPE-A-5949 Issue 02 received by the City Council as local planning authority on 20 March 2024
- The 'Response to questions from Historic England, to be read in conjunction with previous heritage impact report', undated, received by the City Council as local planning authority on 20 March 2024

The drawings referenced:

OTH-PUR-TH-01-SKE-A-0569 Rev 03
OTH-PUR-TH-01-SKE-A-0570
OTH-PUR-TH-01-SKE-A-0571 Rev 03
OTH-PUR-TH-01-SKE-A-0572 Rev 03
OTH-PUR-TH-02-SKE-A-0565 Rev 02
OTH-PUR-TH-02-SKE-A-0566 Rev 01
OTH-PUR-TH-02-SKE-A-0567 Rev 02
OTH-PUR-TH-02-SKE-A-0568 Rev 02
OTH-PUR-TH-03-SKE-A-0563 Rev 04
OTH-PUR-TH-03-SKE-A-0564 Rev 04
OTH-PUR-TH-04-SKE-A-0559 Rev 01
OTH-PUR-TH-04-SKE-A-0560 Rev 01
OTH-PUR-TH-04-SKE-A-0561 Rev 01
OTH-PUR-TH-04-SKE-A-0562 Rev 01
OTH-PUR-TH-05-SKE-A-0557 Rev 04
OTH-PUR-TH-05-SKE-A-0558 Rev 04
OTH-PUR-TH-06-SKE-A-0554 Rev 01
OTH-PUR-TH-06-SKE-A-0555 Rev 01
OTH-PUR-TH-06-SKE-A-0556 Rev 01
OTH-PUR-TH-07-SKE-A-0553
OTH-PUR-TH-GF-SKE-A-0582 Rev 02
OTH-PUR-TH-GF-SKE-A-0583 Rev 03
OTH-PUR-TH-GF-SKE-A-0584 Rev 02
OTH-PUR-TH-GF-SKE-A-0585 Rev 02
OTH-PUR-TH-LG-SKE-A-0590 Rev 01
OTH-PUR-TH-LG-SKE-A-0591 Rev 02
OTH-PUR-TH-LG-SKE-A-0592 Rev 01
OTH-PUR-TH-LG-SKE-A-0593 Rev 01
OTH-PUR-TH-ZZ-SKE-A-0598
OTH-PUR-TH-ZZ-SKE-A-0599

Received by the City Council as local planning authority on 5 April 2024

All parts (a) to e) (inclusive) of Condition 10 are required to be discharged before this condition can be fully discharged.

Part c) of Condition 10 cannot be fully discharged unless and until the final full extent and scope of all new works, repairs and restoration works has been agreed and finalised following a detailed review of both internal and external works including external stonework, internal plaster, external pavement lights, link bridges between the Town Hall and Town Hall Extension, doors and door furniture and internal mosaics and all other repair and restoration works.

Condition 10 Part a) has previously been part discharged. Full details of these decisions are within CDN/21/0157 and CDN/21/0253.

Condition 10 Part b) has previously been part discharged. Full details of these decisions are within CDN/22/0093.

Parts a) to e) of Condition 10 have previously been part discharged. Full details of these decisions are within CDN/20/0364.

Date: 15 May 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.