

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

Partial approval of details reserved by condition

Applicant

LTE Group
C/o Agent

Agent (if used)

Danny Cremen
Avison Young
11 York Street
Manchester
M2 2AW

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 6 (Drainage), 8 (Materials), 13 (ES) and 17 (Lighting) attached to Planning Permission 136492/FO/2023.

Location: City College Manchester , Land Off Great Ducie Street, Manchester, M3 1PT

Date of application: 11 April 2024

Application number: CDN/24/0289

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 8 Materials

The following information has been submitted in respect of this planning condition:

External Wall - Typical Façade - Ref. CCPH2-BBA-ZZ-XX-DR-A-3390 Rev. P02

External Finishes Board - Ref. CCPH2-BBA-ZZ-XX-DR-A-8801Rev. P01

External Façade Package Quality Plan - Ref. CCPH2-WDC-XX-XX-PL-T-0001 Rev 04

The above information was received by the City Council, as Local Planning Authority, on the 11 April 2024

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

Condition 8 is now formally discharged.

Condition 13 ES A

The following information has been submitted in respect of this planning condition:

- Environmental Standards Statement, prepared by BDP - Ref. CCPH2-BDP-XX-XX-RP-Y-0801

The above information was received by the City Council, as Local Planning Authority, on the 11 April 2024

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

Condition 13a is now formally discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition 6 Drainage

The following information has been submitted in respect of this planning condition:

- Drainage Strategy Layout - Ref. CCPH2-ACM-Z0-XX-DR-C-6000. Rev C01
- Drainage Standard Details 1 of 2 - Ref. CCPH2-ACM-Z0-XX-DR-C-6003 Rev C01
- Drainage Standard Details 2 of 2 - Ref. CCPH2-ACM-Z0-XX-DR-C-6004 Rev C01
- Manhole Details - Ref. CCPH2-ACM-Z0-XX-DR-C-6002 Rev C01
- Flow Exceedance Layout - Ref. CCPH2-ACM-Z0-XX-DR-C-6001 Rev C01
- Drainage Information Calculations - Ref. CCPH2-ACM-Z0-XX-SH-C-6005

The above information was received by the City Council, as Local Planning Authority, on the 11 April 2024

The information has been considered and is not acceptable. An email was to Avison Young on the 19 June stating the following:

We have no objection in principle to the developer discharging to the public sewer as all alternative options within the Part H drainage hierarchy have been exhausted.

However, the developer will need to provide all the requested information within our consultation response, to consider discharging condition 6 for the phase in question.

No response has been provided.

Condition 6 is not formally discharged.

Condition 17 Lighting

The following information has been submitted in respect of this planning condition:

External Lighting Technical Submittal, prepared by Ameen - Ref. CCPH2-AME-XX-XX-TS-E00008 Rev C01
External MEP Services Layout, prepared by Ameen - Ref. CCPH2-AME-Z1-SL-DR-ME-5002 Rev. C01

The above information was received by the City Council, as Local Planning Authority, on the 11 April 2024

The information has been considered and is not acceptable.

Condition 17 is not formally discharged.

Date: 3 July 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.