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

Louise Darlington
Manchester City Council
OTH Project,
Town Hall,
Albert Square,
Manchester,
M2 5AA

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: The partial discharge of conditions 4 (Protection) Part a), 7 (Method Statements) Part a), 8 (Structure Works) Part a), and 10 (Repairs) Part a) of application referenced: 125553/LO/2019 in relation to mosaics works comprising lower ground floor structural works and temporary ground floor works.

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

Date of application: 1 March 2021

Application number: CDN/21/0253

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 4 (Protection) Part a)
Condition 4 Part a) of application referenced 125553/LO/2019 is hereby part discharged to allow the removal of the specified load-bearing walls in the Lower Ground Floor and the associated temporary mosaic removal within the specified areas of the ground floor only. I can confirm that this condition is hereby partially discharged on the basis of the following submitted information, which was received by the City Council as local planning authority on 1st March 2021:

o The Cover Letter from Christopher Smith dated 1 March 2021;
o The Technical Submission - Type 8A Alterations, reference number: OTH-MWC-TH-LG-TSB-X-0038 Rev P01;

The following further information is required to be submitted to and approved in writing prior to the completion of all ground floor works and prior to the reinstatement of the mosaics that have been removed:

1. A Technical Submission including a detailed approach to how the mosaics would be reinstated/made good.

This information is required to be submitted to and agreed in writing by the City Council as local planning authority before Condition 4 Part a) can be further discharged for the works to reinstate the affected mosaics.

Condition 4 cannot be fully discharged unless all parts a) to c) inclusive, have been discharged in relation to all works.

Condition 4 Part a) cannot be fully discharged unless and until the method of support and protection of all historic fabric adjacent each specific location of construction work has been submitted to and approved in writing by the City Council as local planning authority.

Condition 4 Part a) has also been part discharged and full details of these part discharges were confirmed in my email dated 25/09/20 (CDN/20/0360) and in the decision notices for apps. CDN/20/0372 and CDN/21/0157.

Condition 7 (Method Statements) Part a)
Condition 7 Part a) of application referenced 125553/LO/2019 is hereby part discharged to allow the removal of the specified load-bearing walls in the Lower Ground Floor and the associated temporary mosaic removal within the specified areas of the ground floor only. I can confirm that this condition is hereby partially discharged on the basis of the following submitted information, which was received by the City Council as local planning authority on 1st March 2021:

- The Cover Letter from Christopher Smith dated 1 March 2021;
- The Technical Submission - Type 8A Alterations, reference number: OTH-MWC-TH-LG-TSB-X-0038 Rev P01;

The following further information is required to be submitted to and approved in writing prior to the completion of all ground floor works and prior to the reinstatement of the mosaics that have been removed:

1. A Technical Submission including a detailed approach to how the mosaics would be reinstated/made good.

This information is required to be submitted to and agreed in writing by the City Council as local planning authority before Condition 7 Part a) can be further discharged for the works to reinstate the affected mosaics.

Condition 7 cannot be fully discharged unless all parts a) and b) have been discharged.

Condition 7 Part a) cannot be fully discharged unless and until full details of the method statements for all alterations to and demolitions of and/or affecting original or historic fabric and features have been submitted to and approved in writing by the City Council as local planning authority.

Condition 7 Parts a) and b) have also been part discharged and full details of this part discharges were confirmed in my email dated 29/05/20 (CDN/20/0362).

Condition 7 part a) has also been part discharged as part of application referenced CDN/21/0157.

Condition 8 (Structural Works Part a)

Condition 8 Part a) of application referenced 125553/LO/2019 is of application referenced 125553/LO/2019 is hereby part discharged to allow the removal of the specified load-bearing walls in the Lower Ground Floor and the associated temporary mosaic removal within the specified areas of the ground floor only. I can confirm that this condition is hereby partially discharged on the basis of the following submitted information, which was received by the City Council as local planning authority on 1st March 2021:

- The Cover Letter from Christopher Smith dated 1 March 2021;
- The drawings referenced:
- OTH-PUR-TH-GF-SKE-A-3001;
- OTH-PUR-TH-GF-SKE-A-3002;
- OTH-PUR-TH-GF-SKE-A-3003;
- OTH-PUR-TH-GF-SKE-A-3004;
- OTH-PUR-TH-GF-SKE-A-3005;
- OTH-PUR-TH-GF-SKE-A-3006

The following further information is required to be submitted to and approved in writing prior to the completion of all ground floor works and prior to the reinstatement of the mosaics that have been removed:

1. A Technical Submission including a detailed approach to how the mosaics would be reinstated/made good.

This information is required to be submitted to and agreed in writing by the City Council as local planning authority before Condition 8 Part a) can be further discharged for the works to reinstate the affected mosaics.

Condition 8 cannot be fully discharged unless all parts a) and b), have been discharged.

Condition 8 Part a) cannot be fully discharged unless and until full details of the final detailed design of all structural elements has been submitted to and approved in writing by the City Council as local planning authority.

Condition 8 Part a) has also been part discharged and full details of these part discharge was confirmed in my emails dated 25/09/20 (CDN/20/0363) and as part of the determination of CDN/21/0157.

Condition 10 Part a) (Repairs)
Condition 10 Part a) of application referenced 125553/LO/2019 is hereby part discharged to allow the removal of the specified load-bearing walls in the Lower Ground Floor and the associated temporary mosaic removal within the specified areas of the ground floor only. I can confirm that this condition is hereby partially discharged on the basis of the following submitted information, which was received by the City Council as local planning authority on 1st March 2021:

- The Cover Letter from Christopher Smith dated 1 March 2021;
- The Technical Submission - Type 8A Alterations, reference number: OTH-MWC-TH-LG-TSB-X-0038 Rev P01;

The following further information is required to be submitted to and approved in writing prior to the completion of all ground floor works and prior to the reinstatement of the mosaics that have been removed:

1. A Technical Submission including a detailed approach to how the mosaics would be reinstated/made good.

This information is required to be submitted to and agreed in writing by the City Council as local planning authority before Condition 10 Part a) can be further discharged for the works to reinstate the affected mosaics.

Condition 10 cannot be fully discharged unless all parts a) to d) inclusive, have been discharged.

Condition 10 Part a) cannot be fully discharged unless and until a quality control document for all new works, repairs and restoration works has been submitted to and approved in writing by the City Council as local planning authority.

Condition 10 Part a) has also been part discharged and full details of this part discharge was confirmed in my email dated 25/09/20 (CDN/20/0364) and in the determination of application referenced CDN/21/0157.

Date: 14 March 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.