

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

Refusal of details reserved by condition

Applicant

Hewins
Allied London Fire Station Limited
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Manchester
M3 4AP

Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 7 (M&E), 8 (Signage, lighting and CCTV Strategy), 11 (Courtyard Landscaping) and 15 (Refurbishment of Coroners Court) 132634/JO/2022.

Location: Former London Road Fire Station , London Road, Manchester, M1 2PH

Date of application: 1 June 2023

Application number: CDN/23/0355

Part 2 – Particulars of decision

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

Condition 7 M and E

Condition 7 is not formally discharged.

The M and E drawings are very schematic and don't give an indication of their impact in terms of look at feel and how they will appear in the spaces or be concealed / exposed / finished or what level of breaking through opening up works are required as they seem to break through multiple rooms. The drawings refer to cable tray, baskets, ducting which will all have an impact and we will need to understand what that impact is as there are no sections or elevations or 3D modelling to illustrate this.

Likewise its not clear how the servicing will appear under the existing walkways.

The drainage plans also don't give an indication of the level of impact on the building and if they are contained in voids / service risers / exposed / boxed in.

Condition 8 signage CCTV and lighting

Condition 8 is not formally discharged.

The CCTV layout doesn't indicate the type of unit (product specified) fixings or how the cables will be dealt with.

There are louvre vents and soil stacks shown terminating through the roof with associated vents and pipes that will be visible. Have any of these already been approved on the elevation drawings. If not the cumulative clutter could be considerable and ways of rationalising these and concealing them will need consideration.

There seems to be a number of new vents on the plans which seem to punch through to the elevations. Have these already been captured on the proposed drawings? Can this be illustrated for further discussion?

Condition 11 Courtyard Landscaping

Condition 11 is not formally discharged.

The material palette externally of York stone paving seems high quality, however there is no further information on the repair or reinstatement of the pavement lights on both the external elevations or the internal courtyard.

The landscape plans for the internal courtyard show only a singular material across the whole floor, currently specified as a Staffordshire Red Clay Paviour. A sample needs to be provided.

Condition 15 coroners court

Condition 15 is not formally discharged.

The proposed works to deal with dry rot in and adjacent to the Coroners Court is concerning and it was understood that the environmental conditions of this area were being closely monitored to avoid this.

A site visit should be arranged to look at this and agree the extent of works and further investigations and discuss how further deterioration is to be avoided.

Date: 17 April 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.