

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

Approval of details reserved by condition

Applicant

Mr David Varty
Renaker Limited
NQ Building
47 Bengal Street
Manchester
M4 6BB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 47a (i), (ii), (iii), (local labour benefit proposal for phase B), 87a (i), (ii), (iii), (local labour benefit proposal for phase C), 114a (i), (ii), (iii), (local labour benefit proposal for phase D), 2 (External Materials Phase A), 50 (External Materials Phase B) (Pre-Commencement), 90 (External Materials Phase C) (Pre-Commencement) and 117 (External Materials Phase D) (Pre-Commencement) of planning permission ref: 126668/FO/2020

Location: Land Bound By Silvercroft Street, Crown Street And Mancunian Way, Manchester , M15 4AX

Date of application: 22 December 2021

Application number: CDN/21/0967

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.

External Materials Phase A

Condition 2 - External Materials Phase A

Condition 2 is discharged on the basis that the development is carried out in accordance with the Tower C4 - Sample Approval Summary dated October 2021 by Simpson Haugh, ref: 10292-C4-SHP-A180-Rp-XX-002 Revision P01.

LLP PhB

Condition 47a - Local Labour Proposal Phase B

Part a) of Condition 47 is discharged on the basis that the construction and occupation phases of the development are carried out in accordance with the following information:

LLA KPI Document Crown St Phase 2;

Email from Dave Varty of Renaker to Lucy Harrison of Manchester City Council dated 1 April 2022;
Crown Street Planning Decision notice 126668/FO/2020 - Condition 47a, 87a & 114a (Rev 1 - April 2020); and
Crown St Phase 2 Tower C5 document received by the City Council as local planning authority on 22 December 2021.

The City Council requests that quarterly KPI updates are provided to the City Council's Work and Skills Team.

Materials Phase B (Pre-Commencement)

Condition 50 - External Materials Phase B (Pre-Commencement)

The pre-commencement part of Condition 50 is discharged on the basis of the programme for the issue of samples RBL_CSPH2_CP-02 Rev 02 received by the City Council as local planning authority on 22 December 2021.

LLP PhC

Condition 87a - Local Labour Proposal Phase C

Part a) of Condition 87 is discharged on the basis that the construction and occupation phases of the development are carried out in accordance with the following information:

LLA KPI Document Crown St Phase 2;
Email from Dave Varty of Renaker to Lucy Harrison of Manchester City Council dated 1 April 2022;
Crown Street Planning Decision notice 126668/FO/2020 - Condition 47a, 87a & 114a (Rev 1 - April 2020); and
Crown St Phase 2 School, Phase C document received by the City Council as local planning authority on 22 December 2021.

The City Council requests that quarterly KPI updates are provided to the City Council's Work and Skills Team.

Materials PhC (Pre-Commencement)

Condition 90 - External Materials Phase C (Pre-Commencement)

The pre-commencement part of Condition 90 is discharged on the basis of the programme for the issue of samples RBL_CSPH2_CP-02 Rev 02 received by the City Council as local planning authority on 22 December 2021.

LLP Ph D

Condition 114a - Local Labour Proposal Phase D

Part a) of Condition 114 is discharged on the basis that the construction and occupation phases of the development are carried out in accordance with the following information:

LLA KPI Document Crown St Phase 2;
Email from Dave Varty of Renaker to Lucy Harrison of Manchester City Council dated 1 April 2022;
Crown Street Planning Decision notice 126668/FO/2020 - Condition 47a, 87a & 114a (Rev 1 - April 2020); and
Crown St Phase 2, Phase D, Public Car Park document received by the City Council as local planning authority on 22 December 2021.

The City Council requests that quarterly KPI updates are provided to the City Council's Work and Skills Team.

Materials Phase D (Pre-Commencement)

Condition 117 - External Materials Phase D (Pre-Commencement)

The pre-commencement part of Condition 117 is discharged on the basis of the programme for the issue of samples RBL_CSPH2_CP-02 Rev 02 received by the City Council as local planning authority on 22 December 2021.

Date: 30 April 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.