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	Agent (if used)
Signature Victoria Mill Ltd (in adminstration) C/o Agent	Don Murphy Paul Butler Associates 31 Blackfriars Road Salford M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (drainage), 13 (noise), 15 (SBD), 16 (archaeology), 17 (air quality) and 18 (M and E) attached to planning permission referenced 131298/JO/2021

Location: Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Date of application: 16 October 2023

Application number: CDN/23/0701

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 3 (drainage)
The following information has been assessed as being satisfactory:

-Drainage Strategy Report Update (Ref: C-0808-M - Issue 3) and drawing referenced C-0808-08/A (surface water drainage plan), prepared by Hamiltion Technical Services, received by the City Council as Local Planning Authority on 3 January 2024.

-United Utilities Inspection Notice, received by the City Council as Local Planning Authority on 22 April 2024.

On this basis, condition 3 can be discharged.

Condition 13 (noise)
The information containd within the submitted Building Services Noise Impact Assessment (Ref: 08-20-84338 - AC - 1v2) and Lift Noise Impact Assessment (Ref: 08-20-84338 - AC - 2v1) produced by Stroma, received by the City Council as Local Planning Authority on 16 October 2023 and 25 June 2024 respectively, is satisfactory. On this basis, condition 13 can be discharged.

Condition 15 (SBD)

The submitted certificate (Ref: 2017/0945/SBD/01) which confirms that the development has achieved a Secured by Design silver award, is satisfactory. On this basis, condition 15 can be discharged.

Condition 16 (archaeology)
Greater Manchester Archaeological Advisory Service have confirmed that the information contained within the submitted Historic Building Survey and Report (Revised Version) (May 2019) and Historic Building Report (July 2019) produced by Matrix Archaeology, received by the City Council as Local Planning Authority on 16 October 2023, is satisfactory. On the basis of these reports, condition 16 can be discharged.

Condition 17 (air quality)
The information contained within the submitted Air Quality Assessment prepared by Miller Goodall (Ref: 101545-2), received by the City Council as Local Planning Authority on 16 April 2023, is acceptable. On this basis, condition 17 can be discharged.

Condition 18 (M and E)
The details of the mechanical and Electrical equipment, as detailed within the following drawings, received by the City Council as Local Planning Authority on 16 October 2023, is satisfactory:

-Proposed Ventilation Layout First Floor (Ref: XX-01-DR-M-57001 Rev C3);
-Proposed Ventilation Layout Second Floor (Ref: XX-02-DR-M-57001 Rev C3);
-Proposed Ventilation Layout Third Floor (Ref: XX-03-DR-M-57001 Rev C3);
-Proposed Ventilation Layout Fourth Floor (Ref: XX-04-DR-M-57001 Rev C3);
-Proposed Ventilation Layout Fifth Floor (Ref: XX-05-DR-M-57001 Rev C3).

On this basis, condition 18 can be discharged.

Date: 11 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 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.