

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

Partial approval of details reserved by condition

Applicant

Mr Shaun Hinds
Manchester Central Convention Complex
Windmill Street
Manchester
M2 3GX

Agent (if used)

Mr Stephen Sands
Taylor Design Architects Limited
30 Manchester Road
Wilmslow
SK9 1BG

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Materials to be approved) and 4 (Louvers, windows and screen) attached to Planning Permission 137414/LO/2023.

Location: Manchester Central Convention Complex, Windmill Street, Manchester, M2 3GX

Date of application: 21 December 2023

Application number: CDN/23/0867

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 3 - Materials to be approved

Condition 3 Part a) can hereby be considered to be partially discharged provided that the following materials are implemented as part of the approved development:

- York Stone to match the existing York Stone of the forecourt for the paving to the front of the building
- Doors and glazing - Kawneer systems AA100 and AA720 to match existing
- Honed polished black granite for the face of the steps
- Ramp textured paving to match existing used on the forecourt

Condition 3 Part d) can hereby be considered to be discharged provided that materials are sourced and used in accordance with the Green Procurement Plan prepared by UNA received by the City Council as local planning authority on 21 December 2023.

Samples for the speckled black paving, the brick and the mortar to be used in the alterations to the side elevation and the information required by Parts b) and c) are

required to be submitted to and approved by the City Council as local planning authority before this condition can be fully 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 4 - Louvres, windows & screens

Condition 4 is not hereby discharged because the designs submitted for the side elevation are no longer proposed.

Date: 15 February 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.