

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

Approval of details reserved by condition

Applicant

Manchester Quays (G&S) Developments
Limited
No.1 Spinningfields
Manchester
M4 4AH

Agent (if used)

Mr Michael Percival
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 14 (Signage Strategy), 17 (Plant), 21 (Environmental Standards) and 42 (New Quay Street elevation) pursuant to planning permission 125222/JO/2019.

Location: Land Bounded By Quay Street & Manchester College To The North, Gartside Street & Quay Street To The East, Granada House & Studios & The, Victoria & Albert Marriott Hotel To The South & Water Street & The River Irwell To The West, Manchest

Date of application: 5 December 2023

Application number: CDN/23/0826

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.

Signage Strategy

The following information has been submitted for consideration in respect of this planning condition:

- Globe and Simpson Signage Strategy prepared by Allied London, received by the City Council as the Local Planning Authority on 05 December 2023.

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 14 is now formally discharged.

Plant

The following information has been submitted for consideration in respect of this planning condition:

- Commissioning Test Report prepared by Sandy Brown, dated 15 February 2022, received by the City Council as the Local Planning Authority on 05 December 2023.
- Amplified Sound Egress Assessment Report prepared by Sandy Brown, dated 14 July 2021, received by the City Council as the Local Planning Authority on 05 December 2023.
- WPP Manchester Plant Noise prepared by RBA Acoustics, dated 14 February 2024, received by the City Council as the Local Planning Authority on 14 February 2024.

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 17 is now formally discharged.

Environmental Standards

The following information has been submitted for consideration in respect of this planning condition:

- BREEAM Interim Certificate: Design Stage received by the City Council as the Local Planning Authority on 07 December 2023.
- BRUKL Output Document received by the City Council as the Local Planning Authority on 07 December 2023.
- Energy Performance Certificate received by the City Council as the Local Planning Authority on 07 December 2023.

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 21 is now formally discharged.

New Quay Street elevation

The following information has been submitted for consideration in respect of this planning condition:

- Candella Information, prepared by AlterProjects, received by the City Council as the Local Planning Authority on 05 April 2024.
- The Global Art Wall Candella Information prepared by AlterProjects, received by the City Council as the Local Planning Authority on 11 June 2024.

For the avoidance of doubt, this condition is discharged based on the following:

- The LED artwork should not feature any moving images;
- The images should not change too frequently (no greater than once every 10 seconds)
- The LED artwork will not operate outside of the hours of 7am-11pm

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 42 is now formally discharged.

Date: 14 June 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.