

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

Approval of details reserved by condition

Applicant

Hamilton Pyramid Europe
Exchange Tower
Harbour Exchange Square
E14 9GE

Agent (if used)

Mr Darren Friston
Street Design Partnership
Deva Centre
16 Brewery Yard
Trinity Way
Salford
M3 7BB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (CMP) and 4 (Tree Protection) attached to Planning Permission 136499/FO/2023.

Location: Macdonald Manchester Hotel, 91 London Road, Manchester, M1 2PG

Date of application: 26 October 2023

Application number: CDN/23/0727

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 (CMP)

Condition 3 can hereby be considered to be discharged provided that the construction works are carried out and completed fully and only in accordance with the following documents:

- The Construction Management Plan prepared by Greenwood dated 27/04/2023 prepared by SPV Special Projects Limited received by the City Council as local planning authority on 26 October 2023.
- The document entitled Procedures Environmental Emergency prepared by SPV Special Projects Limited received by the City Council as local planning authority on 26 October 2023.
- The Health & Safety Policy for Control of Vibration at Work prepared by SPV Special Projects Limited received by the City Council as local planning authority on 26 October 2023.
- The Scaffolding Specification prepared by SPV Special Projects Limited received by the City Council as local planning authority on 26 October 2023.
- The Scaffolding Plan prepared by Connolly Scaffolding received by the City Council as local planning authority on 26 October 2023.

- The Site & Fire Plan received by the City Council as local planning authority on 21 February 2024.
- The email from SPV Special Projects Limited received by the City Council as local planning authority on 21 February 2024.
- The letter from Murray Tree Consultancy dated 13 October 2023 received by the City Council as local planning authority on 10 November 2023
- The email from Street Design Partnership dated 28 February 2024

Condition 4 (Tree Protection)

Condition 4 can hereby be considered to be discharged provided that the tree protection measures within the letter from Murray Tree Consultancy dated 13 October 2023 received by the City Council as local planning authority on 10 November 2023 and shown on the Site & Fire Plan received by the City Council as local planning authority on 21 February 2024 is installed prior to the commencement of the construction works and maintained for the duration of the construction works.

Date: 6 March 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 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.