

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

Approval of details reserved by condition

Applicant

Chapel Walks GP Limited on behalf of
Chapel Walks LP
C/o Agent

Agent (if used)

Mr Dan Whitney
Axis PED Ltd
Camelia House
76 Water Lane
Wilmslow
SK9 5BB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Secondary Glazing Detail), 4 (Works to Windows), 5 (M&E), and 6 (Raised Floor) attached to Listed Building Consent 135228/LO/2022.

Location: 19 Chapel Walks, Manchester, M2 1HN

Date of application: 15 June 2023

Application number: CDN/23/0393

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 (Secondary Glazing)

Condition 3 is hereby discharged provided that the secondary glazing is installed fully and only with the drawings referenced M867 082 Rev - received by the City Council as local planning authority on 15 June 2023 and the email from Axis dated 18 July 2023 including the following spec:

- Droylsden Glass, Aluminium Framed units (frame to be powder coated to match existing frames) Argon Filled sealed units formed from 6.8 laminated acoustic glass.
- Units to arched windows formed from two panels and upper (arch) and lower portion.

This secondary glazing shall be installed before the approved use commences.

Condition 4 (Works to Windows)

Condition 4 is hereby discharged provided that the works to windows are completed in accordance with the following documents before the approved use commences:

- The emails from Axis dated 26 July 2023 and 13 August 2023
- The drawings referenced 1814 T(200), 1814 T(210), 1814 T(435), 1814 T(726)

Condition 5 (M&E)

Condition 5 is hereby discharged provided that all Mechanical and Electrical equipment is installed fully and only in accordance with the drawings referenced 102 Rev - received by the City Council as local planning authority on 18 July 2023 and M867 084 Rev - received by the City Council as local planning authority on 15 June 2023 before the approved use commences.

Condition 6 (Raised Floor)

Condition 6 is hereby discharged provided that the raised floor is installed fully and only in accordance with the drawing referenced M867 086 Rev - received by the City Council as local planning authority on 13 August 2023 and the drawing referenced M867 083 Rev B received by the City Council as local planning authority on 18 July 2023 before the approved use commences.

Date: 22 November 2023

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.