

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

Approval of details reserved by condition

Applicant

Urban & Civic
C/o Agent

Agent (if used)

Lydia Connell
Stantec
61 Oxford Street
Manchester
M1 6EQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Materials), 23b (Suds 2), 25 (Flood Risk Canal) and 26 (Balustrade) attached to Planning Permission 137127/JO/2023.

Location: Manchester New Square , Princess Street /Whitworth Street , Manchester, M1 3AR

Date of application: 12 February 2024

Application number: CDN/24/0093

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.

Materials

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

- o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
- o Programme of samples Rev 00 (Dated January 2018)
- o Lendlease ensuring the correct quality - Inspection and test process
- o Offsite manufacturing process flowchart
- o Sport Checking works flowchart
- o Site photograph of sample panel
- o 10011-B0-A-G330-D-AL-101 Revision R: TYPICAL LOWER FLOOR SLAB ACTIVE VENT AND INFILL SLOT SECTION (Dated April 2018)
- o 10011-B0-A-G330-D-AL-102 Revision R: TYPICAL UPPER FLOOR SLAB ACTIVE VENT AND INFILL SLOT SECTION (Dated April 2018)
- o 10011-B0-A-G330-D-AL-104 Revision R: TYPICAL LOWER FLOOR SLAB WINDOW PLAN IWS-110 (Dated May 2018)
- o 10011-B0-A-G330-D-AL-109 Revision R: LEVEL 02 SLAB SECTION ACTIVE VENT - TOP CONNECTION PRECAST BRACKET DETAIL (Dated December 2018)
- o 10011-B0-A-G330-D-AL-110 Revision R: INTERNAL WALL LINING TYPICAL ROOF PARAPET DETAILS (Dated December 2018)

- o 10011-B0-A-G330-D-AL-115 Revision R: INTERNAL WALL LINING TYPICAL WINDOW ROOF UPSTAND (Dated April 2019)

All stamped as received by the City Council as Local Planning Authority on 12/02/2024.

The above information has been considered and is acceptable in regard to condition 3 only. To fully comply with the condition the approved details shall be retained and maintained thereafter.

Condition 3 is now formally discharged on this basis.

Suds 2

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

- o Covering Letter (Prepared by Stantec; Dated 02/02/2024; Received 12/02/2024)
- o 3251-ROC-ZZ-XX-RP-X-XND23-Rev A: Covering Letter (Prepared by ROC Consulting; Dated & Received 19/04/2024)
- o Section 106 Agreement (Prepared by United Utilities; Dated 26/01/2018; Received 11/04/2024)
- o S106 Part 1 'Application to connect to a public sewer' Approval Notice (Dated 01/11/2016; Received 11/04/2024)

The above information has been considered and is acceptable in regard to condition 23 b only. To fully comply with the condition the approved details shall be implemented within one month of the date of this decision notice and shall be retained and maintained thereafter.

Condition 23 b is now formally discharged on this basis.

Flood Risk Canal

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

- o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
- o 3251-ROC-ZZ-XX-RP-C-CND25: Covering Letter (Prepared by ROC Consulting; Dated 24/01/2024)

All stamped as received by the City Council as Local Planning Authority on 12/02/2024.

The above information has been considered and is acceptable in regard to condition 25 only. To fully comply with the condition the approved details shall be retained and maintained thereafter.

Condition 25 is now formally discharged on this basis.

Balustrade

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

- o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
- o 252194-LPP-95-SW-L00-DET-L-0430 Revision C10: Canal walls / glass balustrade (Dated 27/04/2020)
- o 252194-LPP-95-SW-L00-DET-L-0432 Revision C3: Elevation of Canalside Wall & Balustrade (Dated 24/03/2017)

All stamped as received by the City Council as Local Planning Authority on 12/02/2024.

The above information has been considered and is acceptable in regard to condition 26 only. To fully comply with the condition the approved details shall be retained and maintained thereafter.

Condition 26 is now formally discharged on this basis.

Date: 24 April 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.