MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant	Agent (if used)
Brunswick Living Ltd C/o Agent	Mr Julian Austin Paul Butler Associates 31 Blackfriars Road Salford M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Materials), 4 (Boundary Treatment), 15 (Acoustic Insulation) and 16 (External Plant) attached to planning permission 133478/JO/2022

Location: Vacant Plot North East Of The Vallance Centre, Brunswick Street, Manchester , M13 9XF

Date of application: 26 January 2024

Application number: CDN/24/0054

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.

C3 Materials
The discharge of condition 3 (Materials) is approved on the basis that the development is implemented in accordance with the following materials as detail in document referenced: External works materials schedule received by the City Council as local planning authority on 26 January 2024 and emails from Paul Butler Associates dated 18 March 2024 and 19 March 2024:

i. Brickwork - Ibstock / Weinberger Staffordshire blue smooth facing brick 65 mm
ii. Aluminium cladding - Alumasc aluminium wall cladding panel in Anthracite grey RAL 7016
iii. Ground floor entrance - Commercial screen 6300 mm x 2300 mm with a single panel door and automatic door header. Slim frame in anthracite grey
iv. Windows external doors - Aluminium 2 piece door element 1200 mm x 2400 mm consisting of a fixed and single door in Anthracite grey RAL 7016
v. Glazed Juliet balcony - Easy Glass to a maximum height of 1100 mm above finished floor level
vi. Metal railing to balcony - Powder coated metal railing balustrade: 42.4 mm CHS top rail SHS 40 mm post with 8 mm base plate; 12 mm in fill bars; 40.8 mm flat bar bottom rail.
vii. Aluminium parapet coping - Alumasc 331 - 360 mm wall width coping

viii. Glass balustrade - 1100 mm high toughened glass
ix. Projecting windows - Aluminium in Anthracite grey RAL 7016

The implemented materials shall be maintained in situ thereafter.

C4 Boundary treatment
The discharge of condition 4 (Boundary Treatment) is approved on the basis that the development is implemented in accordance with document referenced Proposed Boundary Treatment received by the City Council as local planning authority on 26 January 2024. The implemented works shall be maintained in situ thereafter.

C15 Acoustic insulation
The discharge of condition 15 (Acoustic Insulation) is approved on the basis that the development is implemented in accordance with the submitted acoustic report ref: 16529-R01-D dated 17 March 2021, received by the City Council as local planning authority on 26 January 2024, including attenuation measures referenced within that report (which should be maintained in situ thereafter).

C16 External plant
The discharge of condition 16 (External Plant) is discharged on the basis that no external plant or equipment requiring noise attenuation will be installed as part of the development as confirmed in letter from Paul Butler Associates dated 26 January 2024.

Date: 20 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 of 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.