

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

Approval of details reserved by condition

Applicant

Custodian REIT Plc
C/o Agent

Agent (if used)

Mrs Emily Davies
Avison Young
11 York Street
Manchester
M2 2AW

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (window detail), 9 (CMP) and 10a (EV charging points) attached to planning permission 137556/FO/2023

Location: Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH

Date of application: 15 February 2024

Application number: CDN/24/0108

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.

Window Detail

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

- o Cover Letter (Prepared by Avison Young; Dated 13/02/2024)
- o 01107-001 Rev C01: GA Elevations (Prepared by SIS Projects; Dated 06/09/2023)
- o 01107-002 Rev C02: Window Type 1 (Prepared by SIS Projects; Dated 09/02/2024)
- o 01107-003 Rev C01: Window Type 1A (Prepared by SIS Projects; Dated 06/09/2023)
- o 01107-004 Rev C01: Elevation B Curtain Walling (Prepared by SIS Projects; Dated 25/10/2023)
- o 01107-005 Rev C02: Elevation D Windows (Prepared by SIS Projects; Dated 09/02/2024)
- o 01107-101 Rev C01: Enlarged Details (Prepared by SIS Projects; Dated 09/02/2024)
- o 01107-000 Rev C02: Project Specification (Prepared by SIS Projects; Dated 25/10/2023)
- o Window Photographs (Prepared by Avison Young; Received 29/02/2024)
- o Email correspondence (Prepared by Avison Young, Dated & Received 29/02/2024)

- o Email correspondence (Prepared by Avison Young, Dated & Received 04/03/2024)

All stamped as received by the City Council as Local Planning Authority on 15/02/2024 unless specified otherwise.

The submitted information has been considered and is acceptable in regard to condition 3 only. In order to fully comply with the condition, the development must proceed in accordance with the approved details.

Condition 3 is now formally discharged on this basis.

CMP

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

- o Cover Letter (Prepared by Avison Young; Dated 13/02/2024)
- o Construction Phase Health & Safety Plan (Prepared by MM Contract Services; Dated August 2023; Received 19/03/2024)
- o Method Statement (Prepared by Contract Services; Dated July 2023)
- o Plan of Works Statement (Prepared by Lea Scaffolding and Access LTD; Dated 20/11/2023)
- o TG20: 21 Compliance Sheet (Prepared by NASC; Dated 20/11/2023)
- o Manchester City Council notice for approval to erect a scaffolding (Dated 15/12/2023; Received 29/02/2024)
- o Email correspondence (Prepared by Avison Young, Dated & Received 29/02/2024)
- o 1002 / 1: Cantilever access scaffolding from narrow pavement (Prepared by LEA Scaffolding & Access; Dated 19/12/2023)
- o 1002 / 2: Cantilever access scaffolding from narrow pavement (Prepared by LEA Scaffolding & Access; Dated 19/12/2023)

All stamped as received by the City Council as Local Planning Authority on 15/02/2024 unless specified otherwise.

The submitted information has been considered and is acceptable in regard to condition 9 only. In order to fully comply with the condition, the approved details must be adhered to for the duration of construction phase of the development.

Condition 9 is now formally discharged on this basis.

EV Charging Points

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

- o Cover Letter (Prepared by Avison Young; Dated 13/02/2024)
- o Electric Vehicle Charging Feasibility Study Result (Prepared by Pod Point; Dated 28/11/2023)

Both stamped as received by the City Council as Local Planning Authority on 15/02/2024.

The submitted information has been considered and is acceptable in regard to condition 10a only. A verification report confirming the approved details have been on implemented on site will be required to be submitted in order to discharge part b of the condition.

Condition 10a is now formally discharged on this basis.

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 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.