

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

Approval of details reserved by condition

Applicant

Daniel Aspinall
FG Victoria House Ltd
C/o Agent

Agent (if used)

Melissa Wing Tung Lee
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 11a to 11f and 11k (Landscaping and Highways), 14 (Sustainability Energy) and 27 (Parking Management) attached to Planning Permission 131634/JO/2021.

Location: Victoria House, Great Ancoats Street, Manchester, M4 7AB

Date of application: 17 November 2023

Application number: CDN/23/0789

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.

Conditions 11a to 11f and 11k (Landscapi

Conditions 11a to 11f and 11k (Landscaping and Highways):

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) - On the basis of implementation is accordance with the following:

Dwgs GF/Level 00 General Arrangement RFM-XX-00-DR-L-0001-S3-P03, Planting Plan RFM-XX-00-DR-L-004-S3-P02, Typical Paving Details RFM-XX-00-DR-L-8002-S3-P02, Age Friendly Design 0601-RFM-XX-00-SP-L0004-S1-P01, General Arrangement 1140-WRI-XX-XX-DR-L0001, Hardworks 1140-WRI-XX-XX-DR-1000, Furniture Raise Planters & Lighting 1140-WRI-XX-XX-DR-L1001, Softworks 1140-WRI-XX-XX-DR-L1002, Hardworks - Setting Out 1140-WRI-XX-XX-DR-L1003, Planting Plan 1140-WRI-XX-XX-DR-L2000, Planting Schedule 1140-WRI-XX-XX-DR-L5000, Terrace Build Ups (Level 02) 1140-WRI-XX-XX-DR-L5001, Terrace Build Ups (Level 24) 1140-WRI-XX-XX-DR-L50 and Level 24 and Roof Layout Build Ups 1140-WRI-XX-XX-DR-L5003 as amended by Turley's e-mail 27-02-24, Images of Materials document stamped as received on 08-03-23 and Subject to the Applicant continuing ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278 agreement

(pursuant to the Highways Act 1980), the condition can be discharged from a Highways perspective

this part of the condition is discharged.

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site : On the basis of implementation is accordance with the following:

Ecological Assessment of Additional Land Off Longacre Street SRS/HD/230393 Penny Anderson Associates, Façade Typical Bat and Bird Box and Dwgs 22017-BWT-ZZ-XX-DR-Y007, Planting Plan RFM-XX-00-DR-L-004-S3-P02, Soft Landscape Details RFM-XX-00-DR-L-8001-S3-P02, Outline Specification & Maintenance 0601-RFM-XX-00-SP-L0001-S2-P01, Animal Shelter Setting Out Details 10122-SHP-Z0-A-D460-DEXX-0001 P01 and Bat Box Locations P01 the condition is discharged

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance: On the basis of implementation is accordance with the following:

Dwgs Planting Plan RFM-XX-00-DR-L-004-S3-P02, Soft Landscape Details RFM-XX-00-DR-L-8001-S3-P02 and Outline Specification & Maintenance 0601-RFM-XX-00-SP-L0001-S2-P01 the condition is discharged

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces: On the basis that the submitted details do not align with the approved dwgs under application ref no CDN/21/0763 this part of the condition is not discharged

(e) Green roof (Roof level and level 3): On the basis of implementation is accordance with the following:

Dwgs Level 24 and Roof Layout Build Ups 1140-WRI-XX-XX-DR-L5003, Terrace Build Ups (Level 24) 1140-WRI-XX-XX-DR-L5002, Terrace Build Ups (Level 02) 1140-WRI-XX-XX-DR-L5001 this part of the condition is discharged

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people); On the basis of compliance with the following:

Dwgs GF/Level 00 General Arrangement RFM-XX-00-DR-L-0001-S3-P03, Street Furniture RFM-XX-00-DR-L-8007-S3-P02, Outline Specification & Maintenance Report 0601-RFM-XX-00-SP-L0001-S2-P01 and Age Friendly Design 0601-RFM-XX-00-SP-L0004-S1-P01 as amended by as amended by Turley's e-mail 27-02-24 and subject to the Applicant continuing ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278 agreement (pursuant to the Highways Act 1980),

the condition can be discharged from a Highways perspective this part of the condition is discharged.

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; On the basis of compliance with the following:

Dwgs GF/Level 00 General Arrangement RFM-XX-00-DR-L-0001-S3- P03 and Age Friendly Design 0601-RFM-XX-00-SP-L0004-S1-P01 as amended by Turley's e-mail 27-02-24 and subject to the Applicant continuing ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278 agreement (pursuant to the Highways Act 1980), the condition can be discharged from a Highways perspective this part of the condition is discharged.

14 (Sustainability Energy)

Condition 14 (Sustainability Energy)- On the basis that the proposed that the post construction review certificate/statement is submitted within 12 months of first occupation of the development the pre-occupation requirements of the condition are satisfied.

Condition 27 (Parking Management)

Condition 27 (Parking Management)-Following the amendments made to the scheme through the s73 application (LPA ref. 131634/JO/2021 and the removal of on-site car parking, condition 27 is no longer relevant to the proposed development no further action is required in relation to this condition

Date: 27 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.