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)
Candour Solar Propco Ltd M4 4AH	Mr. John Cooper Deloitte LLP Hanover Building Corporation Street Manchester M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3a phase one (Materials), 4 (Bird Nesting), 7 phase one (Construction Management Plan), 11 phase one (Waste), 13a phase one (Contaminated Land), and 17a phase one (Dilapidation Survey) attached to Planning Permission 131314/FO/2021 as amended by 137578/NMC/2023.

Location: Speakers House, 39 Deansgate, Manchester, M3 2BA

Date of application: 7 November 2023

Application number: CDN/23/0762

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:

- Covering Letter (Prepared by Deloitte; Dated 11/01/2024; Received 11/01/2024)
- 6145 - SRA - XX - 00 -DR -A - 02821 Rev P01: Material Samples Diagram (Received 01/11/2023)

The above information has been considered and is acceptable in relation to phase one of part a of the condition only.

Condition 3 is now discharged on this basis in relation to phase one of part a of the condition only. In order to fully discharge the condition information in relation to phase two of part a and phases one and two of part b of the condition must be submitted to and approved in writing by the Local Planning Authority.

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

- Covering Letter (Prepared by Deloitte; Dated 11/01/2024; Received 11/01/2024)

o Bird Nesting Letter (Prepared by Tyler Grange; Dated 03/10/2023; Received 01/11/2023)

The above information has been considered and is acceptable.

Condition 4 is now discharged on this basis.

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

o Covering Letter (Prepared by Deloitte; Dated 11/01/2024; Received 11/01/2024)
o Construction Environmental Management Plan (Prepared by Bowmer + Kirkland; Dated 30/10/2023; Received 01/11/2023)
o Skip Location Plan (Received 02/01/2024)
o Email Correspondence (Prepared by Paul Holt; Dated 20/12/2023; Received 02/01/2024)
o Email Correspondence (Prepared by Peter Fishwick; Dated 11/12/2023; Received 18/01/2024)
o 39 Deansgate Access for Vehicles Statement (Received 18/01/2024)

The above information has been considered and is acceptable in relation to phase one of the development only.

Condition 7 is now discharged on this basis in relation to phase one of the development only. In order to fully discharge the condition information in relation to phase two of the development must be submitted to and approved in writing by the Local Planning Authority.

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

o Covering Letter (Prepared by Deloitte; Dated 11/01/2024; Received 11/01/2024)
o Skip Location Plan (Received 02/01/2024)
o Email Correspondence (Prepared by Paul Holt; Dated 20/12/2023; Received 02/01/2024)

The above information has been considered and is acceptable in relation to phase one of the development only.

Condition 11 is now discharged on this basis in relation to phase one of the development only. In order to fully discharge the condition information in relation to phase two of the development must be submitted to and approved in writing by the Local Planning Authority.

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

o Covering Letter (Prepared by Deloitte; Dated 11/01/2024; Received 11/01/2024)
o Phase I Geo-Environmental Assessment Report (Prepared by Brownfield Solutions LTD; Dated October 2023; Received 18/12/2023)
o Phase II Geo-Environmental Assessment Report (Prepared by Brownfield Solutions LTD; Dated October 2023; Received 01/11/2023)
o Asbestos Management Plan (Prepared by Brownfield Solutions LTD; Dated January 2024; Received 25/01/2024)

o Remedial Strategy (Prepared by Brownfield Solutions LTD; Dated January 2024; Received 25/01/2024)

The above information has been considered and is acceptable in relation to phase one of part a of the condition only.

Condition 13 is now discharged on this basis in relation to phase one of part a of the condition only. In order to fully discharge the condition information in relation to phase two of part and phases one and two of part b of the condition must be submitted to and approved in writing by the Local Planning Authority.

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

o Covering Letter (Prepared by Deloitte; Dated 11/01/2024; Received 11/01/2024)
o Indicative Picture Map (Received 01/11/2023)
o Photographic Record (Received 01/11/2023)

The above information has been considered and is acceptable in relation to phase one of part a of the condition only.

Condition 17 is now discharged on this basis in relation to phase one of part a of the condition only. In order to fully discharge the condition information in relation to phase two of part a and phases one and two of part b of the condition must be submitted to and approved in writing by the Local Planning Authority.

Date: 9 February 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.