

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

Approval of details reserved by condition

Applicant

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Agent (if used)

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Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 50a (Art Wall Programme Phase B), 51a (Landscape Programme Phase B), 52a (SuDS Phase B), 55 (Radar Mitigation Scheme Phase B), 57a (Acoustics Phase B) (partial discharge) and 72 (Vehicle Access Strategy Phase B) attached to planning permission 135419/FO/2022.

Location: One Medlock Street, Manchester, M15 5FJ

Date of application: 21 December 2023

Application number: CDN/23/0830

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.

Art Wall Programme

Condition 50a - Art Wall Programme

Part a) of condition 50 is discharged on the basis that the development shall be carried out in accordance with the Precast Panels/Art Wall Programme No: 00001 Rev PCSA (R6) dated 26/09/2023.

Landscape Programme

Condition 51a - Landscape Programme

Part a) of condition 51 is discharged on the basis that the development is carried out in accordance with the Programme titled Planning Condition 51a Programme No: 00001 dated 14/11/2023.

SuDS - Phase B

Condition 52a - SuDS Phase B

Part a) of Condition 52 is discharged on the basis that the development is carried out in accordance with the following information:

23324-ROS-00-00-DR-C-09601 P02 Drainage Standard Details Sheet 1;
23324-ROS-00-00-DR-C-09602 P02 Drainage Standard Details Sheet 2;

Combined Flood Risk & Drainage Strategy dated October 2022, Ref: 5811-RAM-XX-XX-RP-D-0001 by Ramboll, received by the City Council as local planning authority on 30.01.2024, as amended by the following information:

1 Medlock St: 1yr Event document dated 27/02/0024 by Roscoe
1 Medlock St: 30yr Event document dated 27/02/0024 by Roscoe;
1 Medlock St: 100yr + 40% CC Event document dated 27/02/0024 by Roscoe; and
23324-ROS-00-00-DR-C-09000 P06 Proposed Drainage Layout.

NB: It is the applicant's responsibility to install products that meet the approved flow rate design standards under this planning permission.

Radar Mitigation Scheme

Condition 55 - Radar Mitigation Scheme

Condition 55 is discharged on the basis of the submitted Contract for System Modification to Mitigate Radar Harm Caused by One Medlock Street Development dated 10 November 2023 and Invoice No. 90686998 dated 08.12.2023.

Resi Acoustics

Condition 57a - Residential Acoustics Phase B

The pre-commencement part of part a) of condition 57 is discharged on the basis that the development is carried out in accordance with the Cundall Memorandum dated 01/12/2023.

Four different example glazing configurations, depending on the noise levels, have been provided. Before part a) of condition 57 can be fully discharged, confirmation of the exact glazing that is proposed to be installed shall be submitted to and approved in writing by the City Council as local planning authority prior to the glazing being installed.

The above acoustic scheme states that the gymnasium will require a noise limiter: this will need to be addressed further in the detailed noise assessment for this use, which shall be submitted under condition 56 of planning permission 135419/FO/2022 before the gymnasium use commences.

Vehicle Access Strategy

Condition 72 - Vehicle Access Strategy Phase B

Condition 72 is discharged on the basis that the development is carried out and operated in accordance with the Vehicle Access Strategy by SLR Project No: 410.065701.00001 Revision 01 dated 9 February 2024.

Date: 14 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.