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

Mr Mike Payton
Ician Developments Limited
Kent House
14-17 Market Place
London
W1W 8AJ

Agent (if used)

Mr Matthew Gadsby
Thomason Partnership Limited
3 Brewery Yard
Deva City Office Park
Trinity Way
Manchester
M3 7BB

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (Materials) attached to application ref no 129369/FO/2021

Location: 19 Copperas Street, Manchester, M4 1HS

Date of application: 6 December 2023

Application number: CDN/23/0828

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.

Condition 3 (Materials)
Condition 3 (Materials)- On the basis of implementation in accordance with the following:

(a) Dwgs NV369-DRG-SUB-D2116 Rev P1 Continuous Cill Proposal, NV369-DRG-SUB-EL1000 REV P1 Elevation 1, NV369-DRG-SUB-EL1001 REV P1 ELEVATION 2 part 1, NV369-DRG-SUB-EL1002 REV P1 Elevation 2- sheet 2, NV369-DRG-SUB-EL1003 REV P1 Elevation 3, NV369-DRG-SUB-EL1004 REV P1 Elevation 4- sheet 1 and NV369-DRG-SUB-EL1005 REV P1 Elevation 4- sheet stamped as received on 22-12-23;

(b) NV369-DRG-SUB-D2101 Rev P2 Typical Render Slab Level Vertical Section detail,Cill & Head, NV369-DRG-SUB-D2102 Rev P2 Typical 1ST Floor Level Render Soffit Detail, NV369-DRG-SUB-D2103 Rev P2 Typical Balcony Render, NV369-DRG-SUB-D2104 Rev P2 Typical Buttress Section Detail, NV369-DRG-SUB-D2105 Rev P2 Proposed Roof Junction 01, NV369-DRG-SUB-D2106 Rev P2 Proposed Roof Junction 02, NV369-DRG-SUB-D2107 Rev P2 Party Wall Arrangement, NV369-DRG-SUB-D2108 Rev P2 Corner Arrangement - 01, NV369-DRG-SUB-D2109 Rev P2 Corner Arrangement - 02, NV369-DRG-SUB-D211 Rev P2 Render Window Jamb Detail,

NV369-DRG-SUB-D2110 Rev P2 Typical Buttress Detail, NV369-DRG-SUB-D2112 Rev P2 Corner Arrangement - 03, NV369-DRG-SUB-D2113 Rev P2 Jamb in Render with Cavity, NV369-DRG-SUB-D2114 Rev P2 Render Base Detail, NV369-DRG-SUB-D2115 Rev P2 Horizontal Movement Joint, NV369-DRG-SUB-D3100 Rev P2 Window Head & Cill Detail, NV369-DRG-SUB-D3101 Rev P2 Strip Head Detail, NV369-DRG-SUB-D3102 Rev P2 Strip Base Detail, NV369-DRG-SUB-D3103 Rev P2 Slab Level Party Floor Detail, NV369-DRG-SUB-D3104 Rev P2 Slab Level Void Party Floor Detail, NV369-DRG-SUB-D3106 Rev P2 Window Jamb Detail, NV369-DRG-SUB-D3107 Rev P2 Party Wall Detail, NV369-DRG-SUB-D2100 Rev P2 and Typical Render Slab level vertical section detail stamped as received on 06-12-23;

(c) Thomason's e-mail 22-12-23;

and

(c) Samples submitted to City Council for Approval : Wetherby Silicon colour H0500-N sample and 'superanodic dark bronze' metal cladding sample.

Date: 19 January 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.