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

CubicWorks Ltd
Spinnaker Court
31 Broadway
Salford
M50 2YR

Agent (if used)

Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Full and Final Details), 4 (Plant Equipment Painting), 5 (Window Repairs), 6 (External Repairs), 8 (Scaffolding) and 9 (CCTV) of application referenced 135132/JO/2022

Location: 40 Princess Street, Manchester, M1 6DE

Date of application: 18 August 2023

Application number: CDN/23/0570

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 (Full and Final Details)
Condition 3 can hereby be considered to be fully discharged provided the works are carried out in accordance with the following final details, which were received by the City Council as local planning authority on 18 August 2023:

Part a) -

- The External Roof Alterations Schedule dated August 2023 and referenced SCH_002
- Supporting Information Document - Volumes 1 and 2
- The letter from Paul Butler Associates dated 18 August 2023

Part b) -

- Method Statement for Demolition of Lightwell Area (dated 11 July 2023)
- Method Statement for Main Entrance Area (dated 11 July 2023)
- The letter from Paul Butler Associates dated 18 August 2023

Part c) -

- The letter from Paul Butler Associates dated 18 August 2023
- The drawings referenced 1162_ENQ GA 97 and 1162_ENQ GA 98
- The email from Paul Butler Associates dated 12 February 2024
- The letter from Paul Butler Associates dated 18 August 2023

Part d) -

- Method Statement for Removal of Steel Stairs and Making Good by CubicWorks, dated 11 July 2023
- The drawings referenced JN223-HKL-2012 Rev 02, JN223-HKL-2013 Rev 01 and JN223-HKL-4033 Rev 01
- The letter from Paul Butler Associates dated 18 August 2023

Part e) -

- The Conservation Condition/Repair Report - Windows 2023 update prepared by Cubic Works, dated 2/8/23
- The letter from Paul Butler Associates dated 18 August 2023

Part f) -

- The Harter Street Screening Plans Referenced FJ/1382/05 and FJ/1382/04
- The drawing referenced: TS10
- The Substation Doors Specification prepared by TS Designs, dated 27/10/2022
- The document entitled Condition 3(i) - Plasterworks, Paint to masonry and Ceilings
- The letter from Paul Butler Associates dated 18 August 2023

Part g) -

- The Method Statements from Restoration of Existing Cranes' by CubicWorks, dated 11 July 2023
- The letter from Paul Butler Associates dated 18 August 2023

Part h) -

- The drawings referenced JN223-HKL-4003, JN223-HKL-4004, JN223-HKL-4005, JN223-HKL-4006, JN223-HKL-4007, JN223-HKL-4008, JN223-HKL-4009, JN223-HKL-4010 and JN223-HKL-4011 and JN223-HKL-2001
- The letter from Paul Butler Associates dated 18 August 2023

Part i)

- The drawings referenced OPT-DRG-100, OPT-DRG-101, OPT-DRG-102, OPT-DRG-103, OPT-DRG-104, OPT-DRG-105 OPT-DRG-106, OPT-DRG-200, OPT-DRG-201, OPT-DRG-300 and OPT-DRG-401, OPT-DRG-402, OPT-DRG-403, OPT-DRG-404 and OPT-DRG-405.
- The letter from Paul Butler Associates dated 18 August 2023

Part j)

- The letter from CubicWorks dated 8 August 2023
- The letter from Paul Butler Associates dated 18 August 2023

Condition 4 (Plant Painting)

Condition 4 is hereby discharged on the basis of the photographic evidence that the fan cowls have been painted grey that is within Appendix 1 of the letter from Paul Butler Associates dated 18 August 2023 received by the City Council as local planning authority on 18 August 2023.

Condition 5 (Window Repairs)
Condition 5 is hereby discharged on the basis of the Conservation Condition / Repair Report - Windows 2023 update prepared by Cubic Works and dated 02/08/23 and the information within the letter from Paul Butler Associates dated 18 August 2023 which was received by the City Council as local planning authority on 18 August 2023 and on the basis of the windows seen on site.

Condition 6 (External Repairs)
Condition 6 is hereby discharged on the basis of the details of repairs that are within the letter from Paul Butler Associates dated 18 August 2023.

Condition 8 (Scaffolding)
Condition 8 can hereby be considered to be discharged provided that the works to install and remove the scaffolding and repair any damage caused by the scaffold have been carried out fully and only in accordance with the following information which was received on 18 August 2023:

-Scaffolding Methodology 'Phase 4 (Lindley House Ev)' prepared by Cubic Works, dated 8 June 2022
- Rear Elevation Plan Ref: al(04)034 Rev T 01.
- Access Scaffold Phase 4 Plan Ref: CREE-IBM-097-004 Page 1.
- Access Scaffold Phase 4 Plan Ref: CREE-IBM-097-004 Page 2.
- The Method Statements from Making Good after Scaffolding' prepared by Cubic Works, dated 11 July 2023
- The letter from Paul Butler Associates dated 18 August 2023

Condition 9 (CCTV)
Condition 9 can hereby be considered to be discharged providing that the CCTV equipment is/has been installed fully and only in accordance with the following

- The drawing referenced C1150-KEY-XX-DR-E-69-003
- The HIK Vision Bracket Specification Brochure referenced DS-1273ZJ-140
- The HIK Vision DS-2CD2346G2-IU PRO SERIES ACUSENSE IP67 4MP IR 30M IP TURRET CAMERA Specification.
- The HIK Vision AcuSense 4 MP IR Fixed Turret Network Camera Specification (Ref: DS2CD2346G2-I(U))- The information within the letter from Paul Butler Associates dated 18 August 2023

Date: 13 February 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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.