

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

Approval of details reserved by condition

Applicant

Urban & Civic (Princess Street) Ltd
C/o Agent

Agent (if used)

Miss Jemma Brabrook
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 9 (Landscaping) and 18 (Signage Strategy) attached to planning permission 114585/FO/2016

Location: Manchester New Square , Princess Street / Whitworth Street, Manchester

Date of application: 22 May 2023

Application number: CDN/23/0301

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.

Landscaping

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

(a) Details of the proposed hard landscaping materials - On the basis of implementation in accordance with the following:

- o 252194-LPP-52-SW-L00-DPL-L-0007-REV-C11 (Surface Water Drainage and Levels Plan)
- o 252194-LPP-90-SW-L00-DET-L-0405-REV-C4 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DET-L-0406-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DET-L-0407-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DET-L-0408-REV-C6 (Detail B1 Terrace Wall Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DPL-L-0001-REV-C11 (Landscape Proposal Plan)
- o 252194-LPP-90-SW-L00-DPL-L-0008-REV-C12 (Slab Levels & Screed Ground Floor)
- o 252194-LPP-90-SW-L00-DPL-L-0009-REV-C4 (surveyed slab levels)

- o 252194-LPP-90-SW-L00-DPL-L-0014-REV-C6 (door protection)
- o 252194-LPP-90-SW-L00-DPL-L-0022-REV-C2 (Kerbing Plan)
- o 252194-LPP-90-SW-L00-DPL-L-0050-REV-C5 (Terrace slab setting out)
- o 252194-LPP-90-SW-L00-DPL-L-0051-REV-C6 (Setting out of courtyard walls and footings)
- o 252194-LPP-90-SW-L00-DSE-L-0100-REV-C11 (Canalside sections)
- o 252194-LPP-90-SW-L00-DSE-L-0101-REV-C6 (Detailed section courtyard landscape, sheet 1)
- o 252194-LPP-90-SW-L00-DSE-L-0102-REV-C7 (Detailed section courtyard landscape, sheet 2)
- o 252194-LPP-90-SW-L00-DSE-L-0103-REV-C7 (Detailed sections Venice street sheet 1)
- o 252194-LPP-90-SW-L00-DSE-L-0107-REV-C4 (Detailed Sections Courtyard Landscape Sheet 3)
- o 252194-LPP-90-SW-L00-DSE-L-0108-REV-C6 (Detailed Sections Courtyard Landscape Sheet 4)
- o 252194-LPP-90-SW-L00-SSP-L-0600 (Landscape NBS Specification)
- o 252194-LPP-95-SW-L00-DET-L-0210-REV-C8 (Yorkstone paving)
- o 252194-LPP-95-SW-L00-DET-L-0215-REV-C5 (Typical paving details: Sheet 01)
- o 252194-LPP-95-SW-L00-DET-L-0216-REV-C7 (Typical paving details: Sheet 02)
- o 252194-LPP-95-SW-L00-DET-L-0217-REV-C7 (Typical paving details: Sheet 03)
- o 252194-LPP-95-SW-L00-DET-L-0218-REV-C7 (Courtyard paving build ups and slab joints)
- o 252194-LPP-95-SW-L00-DET-L-0402-REV-C2 (Walls 01/01 setting out)
- o 252194-LPP-95-SW-L00-DET-L-0403-REV-C4 (Walls 01/02 setting out)
- o 252194-LPP-95-SW-L00-DET-L-0404-REV-C2 (Walls 01/03 setting out)
- o 252194-LPP-95-SW-L00-DPL-L-0010-REV-C13 (Detail Hard Landscape Plan 1 of 2)
- o 252194-LPP-95-SW-L00-DPL-L-0011-REV-C12 (Detail Hard Landscape Plan 2 of 2)
- o 252194-LPP-95-SW-L00-DPL-L-0012-REV-C5 (Venice Street Works)
- o 252194-LPP-90-SW-L00-DPL-L-0021-REV-C3 (GA Setting out)

Part A of the condition is discharged.

b) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; On the basis of implementation in accordance with the following:

- o 252194-LPP-90-SW-L00-DET-L-0470-REV-C4 (typical tree pits)
- o 252194-LPP-90-SW-L00-DSE-L-0109-REV-C5 (Detailed Sections Courtyard Landscape Sheet 5)
- o 252194-LPP-90-SW-L00-DSE-L-0110-REV-C4 (Detailed Sections Courtyard Landscape Sheet 6)

Part B of the condition is discharged.

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting: On the basis of implementation in accordance with the following: Inclusion of appropriate planting within the public realm area which will enhance biodiversity (see details submitted for Condition 10.b).

on the basis of Delottie's e-mail 15-09-20 (including the relevant implementation) and on the basis of the latter due to there being no suitable locations within the development for bird or bat boxes.

Part C of the condition is discharged.

(d) Details of the proposed street furniture including seating, bins and lighting- On the basis of implementation in accordance with the following:

- o 252194-LPP-95-SW-L00-DET-L-0401-REV-C5 (Low walls: Sections & Bench tops)
- o 252194-LPP-95-SW-L00-DET-L-0441-REV-C4 (Circular planter)
- o 252194-LPP-95-SW-L00-DET-L-0480-REV-C6 (Lighting: Co-ordinated proposals)

Part D of the condition is discharged.

(e) Details of external steps and handrails: On the basis of implementation in accordance with the following:

- o 252194-LPP-90-SW-L00-DPL-L-0013-REV-C5 (steps and ramps)
- o 252194-LPP-95-SW-L00-DET-L-0400-REV-C9 (Low walls: elevations)
- o 252194-LPP-95-SW-L00-DET-L-0430-REV-C10 (Canal walls / glass balustrade)
- o 252194-LPP-95-SW-L00-DET-L-0432-REV-C3 (Elevation of Canalside Wall & Balustrade)
- o 252194-LPP-95-SW-L00-DET-L-0435-REV-C3 (Canal interface: Existing wall scope sheet 01)
- o 252194-LPP-95-SW-L00-DET-L-0460-REV-C10 (Steps 1 of 2)
- o 252194-LPP-95-SW-L00-DET-L-0461-REV-C10 (Steps 2 of 2)
- o 252194-LPP-95-SW-L00-DET-L-0462-REV-C4 (Handrails)

Part E of the condition is discharged.

(f) Details of a signage strategy in relation to way finding withing the development and associated public realm - it is accepted that on the basis of the site size and location on two key Manchester streets (Whitworth Street and Princess Street) that is not necessary to provide wayfinding signage and not further action is required in relation to this condition.

(g) A strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance.

CONDITION NOT DISCHARGED

(h) Proposed method of access control to through the hotel arcade and confirmation of hours during which this would be accessible to the general public: Part h of condition 9 is no longer relevant to the scheme as the proposals do not hold any hotel uses and no further action is required in relation to this condition.

The above information submitted have been considered and are acceptable. The development shall now be constructed in accordance with the above.

All parts of Condition 9 are now discharged apart from Part G.

Signage Strategy

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

- Manchester New SQ - Site Wide Signage Strategy P03 recieved by the City Council, as Local Planning Authority, on the 20 September 2023.

The above information submitted have been considered and are acceptable. The development shall now be constructed in accordance with the above.

Condition 18 is now formally discharged.

Date: 22 September 2023

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.