

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

Approval of details reserved by condition

Applicant

House of Social 1 Ltd
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3a and 3b (Materials), 6 (Landscaping and Highways), 14a (Noise and overheating PBSA) attached to Planning Permission Reference 136170/FO/2023 as amended by 137946/NMC/2023

Location: Plot 10B , First Street, Manchester, M15 4RF

Date of application: 29 September 2023

Application number: CDN/23/0656

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.

3a and 3b (Materials),

Conditions 3a and 3b (Materials): On the basis of the following:

House of Social Materials Samples Programme;

Dwg HS-TGA-G251-DE-XX-21400;

External Materials Tracker 1172-TGA-XX-ZZ-SH-A-PM_40_50_66-0001; and

1172-TGA-XX-XX-MI-A-PM_60_40_55-00100_Hand Sample Review document and site visit 11 10 23

and compliance with the following:

House of Social 1 Limited PLOT 10B FIRST STREET, MANCHESTER, Circular Economy Statement, HS-WSP-A180-Rp-XX-001

the requirements of these parts of the condition as set out in 137946/NMC/2023 are discharged

6 (Landscaping and Highways),

Condition 6 (Landscaping and Highways): On the basis of the following:

House of Social Materials Samples Programme;

the requirements of these parts of the condition as set out in 137946/NMC/2023 are discharged

14a (Noise and overheating PBSA)

Condition 14a (Noise and overheating PBSA) - On the basis of implementation and compliance with the specification and recommendations within the following:

HOUSE OF SOCIAL, MANCHESTER, REPORT TITLE INTRUSIVE NOISE STUDY
HS-FAC-A180-RP-XX-003 DATE 20 NOVEMBER 2023 by Fisher Acoustics

the requirements of the condition as set out within 137946/NMC/2023 are discharged

The approved noise insulation scheme and mitigation measures set out within the above shall be completed before any of the dwelling units are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Date: 28 November 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.