

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

**Partial approval of details reserved by condition**

**Applicant**

Aviva Investors c/o Essex County Council  
C/o Agent

**Agent (if used)**

Ms Olivia James  
Pegasus Group  
Suite 4 Pioneer House  
Vision Park  
Cambridge  
CB24 9NL

**Part 1 – Particulars of the application/development**

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**Proposal:** Application to discharge condition 6 (refuse), condition 7 (Fume) and condition 8 (Acoustics /Noise Assessment) attached to 124440/FO/2019.

**Location:** 75 Deansgate, Manchester, M3 2BW

**Date of application:** 22 March 2021

**Application number:** CDN/21/0230

**Part 2 – Particulars of decision (a)**

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Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

**Condition 7 (Fume)**

This condition is partially discharged provided that the equipment is installed and maintained fully in accordance with the details of the pre filter, written maintenance and servicing strategy for the odour and fume abatement equipment and filters as contained within the Air Clean Baffle Type Grease Filers Specification sheet and the drawing referenced E26119-1 Rev -C received by the City Council as local planning authority on 9 February 2023 and the Maintenance Plan for Cleaning Kitchen Extract System prepared by McVeigh received by the City Council as local planning authority on 22 March 2021. This condition will not be fully discharged unless and until full details of the compliance of the equipment with the verification report that confirms that the work undertaken throughout the development conforms to the recommendations and requirements in the Nova Acoustics - Noise Impact Assessment (ref-4223 KW) dated 5 February 2020.

**Condition 8 (Acoustics)**

Condition 8 is hereby discharged on the basis of the Validation Testing Technical Letter prepared by Nova Acoustic referenced 7888PG dated 9th June 2022 as received by the City Council as local planning authority on 9 February 2023.

## **Part 2 – Particulars of decision (b)**

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Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

### **Condition 6 (Refuse)**

Condition 6 is not discharged as the following information is required to discharge this condition and was not included in the application:

- details of the storage and disposal of pulvable refuse (size and number of containers for this waste stream and collection frequency)
- details of the food refuse provision.

Date: 22 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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](http://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 their 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.