

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

Approval of details reserved by condition

Applicant

Mr Stuart Malcolm
Manchester University Hospitals NHSFT
Property & Estates Development
Trust Headquarters
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Oxford Road
Manchester
M13 9WL

Agent (if used)

Mr Jacob Penrose
DAY Architectural Ltd
Studio 1
Lancaster Buildings
77 Deansgate
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M3 2BW

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 1 (time period) 2 (specified plans), 3 (CMP) and 4 (materials) attached to planning permission referenced 136150/FO/2023

Location: North Manchester General Hospital , Delaunays Road, Manchester, M8 5RB

Date of application: 18 August 2023

Application number: CDN/23/0425

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 1 (time period)

Condition 1 is for information and compliance purposes only and does not require a formal discharge. It is noted however from the submitted application form that work commenced in April 2023 and therefore for completeness, condition 1 can be discharged.

Condition 2 (specified plans)

Condition 2 is for information and compliance purposes only and does not require a formal discharge. It is noted however from the submitted application form that works are to be completed in accordance with the submitted drawings and therefore for completeness and provided this is the case, condition 2 can be discharged.

Condition 3 (CMP)

The details contained within the submitted Construction Management Plan, received by City Council as Local Planning Authority on 3 October 2023, are acceptable. Subject to implementation of the agreed details, condition 3 can be discharged.

Condition 4 (materials)

The following material details have been assessed as being acceptable:

- Facing Brick - Ibstock Beamish Blend with Medium Buff Mortar.
- Louvred Veil - Powder coated steel with RAL9005 Matt finish
- E-mail with attached photograph dated 19 September 2023 from DAY Architectural Ltd, with details of the main structure behind the fence (200x100mm steel box sections, and aluminium uprights).

Subject to implementation of the agreed materials, condition 4 can be discharged.

Date: 5 October 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.