

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

Approval of details reserved by condition

Applicant

Sir Robert McAlpine
C/o Agent

Agent (if used)

Mr Sam Beresford
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M17 1HH

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 13 (Secured by Design), 15b (Ground Investigations Validation), 19b (Air Quality) and 26 (lighting verification) attached to planning permission referenced 135066/JO/2022

Location: Site Of Former Showcase Cinema, Hyde Road, Manchester, M12 5AL

Date of application: 4 January 2023

Application number: CDN/23/0002

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 no. 13 - Secured by Design

The submitted Secure by Design Gold Award Certificate has been noted . On the basis of the submitted Secure by Design Certificate I can confirm that condition no.13 is discharged.

Condition 15b - Ground Investigations

The information in the :

-Hyde Road Belle Vue Validation Report Ref: 3345-21-R03-V2 dated December 2022 (GeoEnvironmental)

Received 4th January 2023

-Gas Membrane Validation - Sports Block, Belle Vue Coop Academy dated 13th May 2022 Ref: 211108.L.003- Roberts Environmental;

-Gas Membrane Validation - Final Report, Belle Vue Coop Academy Academy dated 13th May 2022 Ref: 211108.L.FR- Roberts Environmental;

-Gas Membrane Validation - Gas Membrane Validation - Teaching Block, Belle Vue Coop Academy dated 11th February 2022 Ref: 211108.L.001- Roberts Environmental;

-Gas Membrane Validation - Gas Membrane Validation - Drama Block, Belle Vue Coop Academy dated 24th March 2022 Ref: 211108.L.002- Roberts Environmental;
Received 14th February 2023
Has been has been examined, and is considered to be acceptable . I can confirm that condition 15b is discharged on the basis of the information specified above.

Condition 19b - Air Quality

The Evidence of Condition 19b Discharge - Photomontage Demonstrating Air Quality Mitigation Measures (SRM) report dated 30th November 2022 , received 4th January 2023 has been examined and is considered to be satisfactory . I can confirm that condition 19b is discharged on the basis of the information specified above.

Condition no.26 Lighting verification

The details within the documentation and plans referred to below has been examined and is considered to be acceptable.

-Electrical Services External Lighting Layout plan ref: 009433-IUL-00-XX-DR-E-630001 rev. C01
- External lighting layout plan ref: 235598-DWG- EX-00001 rev. 00
- External lighting Statement by Whitecroft Lighting dated 10th March 2021
- External lighting Statement by Integral dated 6th December 2022
Received 4th January 2023
I can confirm that condition 26 is discharged on the basis of the information specified above.

Date: 1 March 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.