

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

Approval of details reserved by condition

Applicant

Mr James Nichols
The Hut Group
C/o Agent

Agent (if used)

Katie Daniels
Euan Kellie Property Solutions
Landmark House
Station Road
Cheadle Hulme
Cheadle
SK8 7BS

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 9 (Lighting Scheme), 5 (Acoustic Treatment), 6 (Externally Mounted Plant) and 8 (Fumes, Vapes and Odours) of planning permission ref: 127325/FO/2020.

Location: 2-4 & 8-10 Booth Street, Manchester, M2 4AT

Date of application: 23 December 2021

Application number: CDN/21/0973

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.

Acoustic Treatment

The following information has been submitted for approval in respect of planning condition 5 (Acoustic Treatment):

- Noise assessment or information ACOUSTIC REPORT received by the City Council, as Local Planning Authority, on 23/12/2023
- Noise assessment or information DDN-AC-08 PRE-COMPLETION TESTING received by the City Council, as Local Planning Authority, on 25/10/2023
- Noise assessment or information 258448 THG KINGS STREET TOWN HOUSE AND SPA - SPL REPORT received by the City Council, as Local Planning Authority, on 12/01/2023

The submitted information is considered acceptable and condition 5 attached to Application ref: 127325/FO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Externally Mounted Plant

The following information has been submitted for approval in respect of planning condition 6 (Externally Mounted Plant):

- Supporting Information SUMMARY FAN DATA SHEET
- Supporting Information 1 TECHNICAL SUBMITTAL FORM
- Supporting Information 2 AIR CONDITIONING UNIT - TECHNICAL SUBMISSION
- Supporting Information 2 TECHNICAL SUBMITTAL FORM
- Supporting Information AIR CONDITIONING UNIT
- Supporting Information AIR CONDITIONING UNIT - TECHNICAL SUBMISSION
- Drawing - Proposed DR-M-570101 REV P01 BASEMENT LEVEL VENTILATION LAYOUT
- Drawing - Proposed DR-M-570101 REV P01 GROUND FLOOR VENTILATION LAYOUT
- Drawing - Proposed DR-M-570102 REV P01 BASEMENT LEVEL FLUE LAYOUT
- Drawing - Proposed DR-M-570102 REV P01 GROUND LEVEL EXTRACT FLUE LAYOUT
- Drawing - Proposed DR-ME-500001 REV A ROOF TOP PLANT DECK LAYOUT
- Drawing - Proposed DR-ME-500001 REV A ROOF TOP PLANT DECK LAYOUT
- Noise assessment or information ACOUSTIC REPORT

received by the City Council, as Local Planning Authority, on 23/12/2023

- Noise assessment or information DDN-AC-07 FIXED PLANT NOISE EMISSIONS
- Noise assessment or information DDN-AC-10 FIXED PLANT NOISE EMISSIONS

received by the City Council, as Local Planning Authority, on 25/10/2023

- Noise assessment or information DDN-AC-12 FIXED PLANT NOISE VALIDATION TESTING

received by the City Council, as Local Planning Authority, on 06/06/2023

The submitted information is considered acceptable and condition 6 attached to Application ref: 127325/FO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Fumes and Vapours

The following information has been submitted for approval in respect of planning condition 8 (Fumes and Vapours):

- Supporting information - Ventilation, Extraction and Odour - Verification Report PROJECT NO. 70070989 July 2020 received by the City Council as LPA on 25/10/2023.
- Correspondence - email from agent received by the City Council, as LPA, on 12/01/2023

The submitted information is considered acceptable and condition 8 attached to Application ref: 127325/FO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Lighting Scheme

The following information has been submitted for approval in respect of planning condition 9 (Lighting Scheme):

- Drawing - Proposed 101 NE LIGHTING ELEVATION
- Drawing - Proposed 102 NW LIGHTING ELEVATION
- Drawing - Proposed 103 SW LIGHTING ELEVATION
- Supporting Information DETAILED LUMINAIRE SCHEDULE

received by the City Council, as Local Planning Authority, on 23/12/2023

The submitted information is considered acceptable and condition 9 attached to Application ref: 127325/FO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Date: 8 August 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.