

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

Approval of details reserved by condition

Applicant

Peelers Yard Ltd.
Hilton House
26 - 28 Hilton Street
Manchester
M1 2EH

Agent (if used)

Mrs Katarzyna McMaster
Enabl
16 Old Market Place
Altrincham
WA14 4DF

Part 1 – Particulars of the application/development

Proposal: Discharge of listed building conditions 4 (Archaeology) and 5 (Fabric Removal) as part of Listed Building Consent 125679/LO/2019

Location: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester,

Date of application: 10 March 2023

Application number: CDN/23/0170

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 4 Archaeology

The following information has been submitted in respect of this planning condition:

- Written Scheme of Investigation (WSI), prepared by Salford Archaeology received by the City Council, as Local Planning Authority, on the 10 March 2023

The above information has been considered and is acceptable.

Condition 4 is now formally discharged in full.

Condition 5 Fabric Removal

The following information has been submitted in respect of this planning condition:

- Method statement - enabling works prepared by WA construction received by the City Council, as Local Planning Authority, on the 13 April 2023

The above information has been considered and is acceptable. The method statement needs to be carefully followed with monitoring in place and works stopped if necessary if vibration levels are triggered.

Material should be carefully removed, salvaged and stored in an appropriate manner to enable reuse where reinstatement / repairs are needed.

Officers are happy to visit site to assess the works during the first stage of removal to ensure we are happy with the protection and methods. In this regard, a programme would be useful so we can understand key dates.

Date: 4 May 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.