

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

Approval of details reserved by condition

Applicant

NOMA (GP) Ltd
C/o Hermes Investment Management
150 Cheapside
London
EC2V 6ET

Agent (if used)

Mr Peter Mickleburgh
Bowmer + Kirkland
1st Floor Altitude
Atlas Business Park
Manchester
M22 5PR

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 7b (Local labour), 13 (Bat and bird boxes), 16a (Acoustics), 18 (Fume, vapour and odour extraction), 19 (External Lighting), 25 (Highways) and 27 (TV reception survey) attached to planning permission 123437/FO/2019

Location: 4 Angel Square , Corporation Street, Manchester, M4 4DU

Date of application: 9 February 2023

Application number: CDN/23/0091

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 7b Local Labour

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

- Local benefit and Social value report received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. Condition 7 is now formally discharged.

Condition 13 Bird and Bat Boxes

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

- Drawing 10257-SHP-Z1-RF-PL-A-B5D3-G200-001 received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. The bird and bat boxes should be installed in accordance with this information.

Condition 13 is now formally discharged on this basis.

Condition 16a Acoutics

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

- Planning Report - Acoustic and Vibration R2, Burohappold received by the City Council, as Local Planning Authority, on the 9 February 2023
- Email dated 10 May from Peter Mickleburgh

The above information has been considered and is acceptable. The plant shall installed in accordance with this information. This is sufficient to discharge part (a) of this planning condition. In order to discharge this condition in full, a verification report should be submitted in accordance with part (b) of the condition.

Condition 16a is now formally discharged on this basis.

Condition 18 Fumes

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

- Email from Peter Mickleburgh dated 22 May 2023 confirming that no commercial kitchen extract is proposed.

On the basis that no commercial extract is proposed at this stage there is no further action in respect of this condition. Should any of the commercial units require this then this should be submitted for consideration.

Condition 19 Lighting

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

- NP4-PLA-04-XX-DR-L-4001 Lighting Strategy Plan and D38478/RD/R Subcontractor external lux plots received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. The lighting shall be carried out in accordance with this information.

Condition 19 is now formally discharged on this basis.

Condition 25 Highways

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

- NOMA Plot P revised S278 dwgs -

073521-CUR-00-XX-CA-C-92008
073521-CUR-00-XX-CA-C-92009
073521-CUR-00-XX-DR-C-95001
073521-CUR-00-XX-DR-C-95002
073521-CUR-00-XX-DR-C-95003
073521-CUR-00-XX-DR-C-95004
073521-CUR-00-XX-DR-C-95005

073521-CUR-00-XX-DR-C-95006
073521-CUR-00-XX-DR-C-95007
073521-CUR-00-XX-DR-C-95008

- Section 278 design pack prepared by Curtins

received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. The highway alterations shall be carried out in accordance with these details.

Condition 25 is now formally discharged on this basis.

Condition 27 TV reception

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

- Television Signal Reception Impact Assessment Survey undertaken by GTech Surveys Limited dated February 2023 received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. Condition 27 is now formally discharged on this basis.

Date: 31 May 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.