

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

Approval of details reserved by condition

Applicant

Muse Developments Ltd
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Landscaping), 5 (Information Board), 20a (Acoustics), 30 (Acoustic Verification) and 32 (Plant) attached to planning permission 128667/JO/2020

Location: New Victoria (Resi) , Land At Corporation Street, Manchester, M3 1NX

Date of application: 12 May 2023

Application number: CDN/23/0302

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.

Landscaping

The following information has been submitted for approval in respect of planning Condition 4 Landscaping .

PL1487-EX-003-06 Sample Schedule (Amenity Link Bridge)
Hardworks Upper GA - VIC-PIE-EZ00U-DR-L-00115 Rev P21
Hardworks Lower GA - VIC-PIE-EZ00L-DR-L-00114 Rev P19
Burlington Stone Sample Image
Amenity Link Bridge Roof Paving
Samples Types P1 and P2
Hardworks General Arrangement
Amenity Link - VIC-PIE-AL-01-DR-L10000XXXX

The submitted information is considered acceptable and condition 4 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Information Board

The following information has been submitted for approval in respect of planning Condition 5 Information Board .

New Victoria - Information Board

New Victoria Information Board - Location Plan

Correspondence with GMAAS Ian Miller BA FSA 12 May 2023

The submitted information is considered acceptable and condition 5 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Acoustic Insulation

The following information has been submitted for approval in respect of planning Condition 20 (a) Acoustic Insulation .

New Victoria Conditions 20a and 30b (Residential Acoustic - Post Completion Report the Fisher Acoustic assessment reference MPF/PR0631/L11.

The submitted information is considered acceptable and condition 20(a) attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Acoustic verification

The following information has been submitted for approval in respect of planning Condition 30 (a) and (b) Acoustic verification.

New Victoria Conditions 20a and 30b (Residential Acoustic - Post Completion Report
New Victoria Condition 30a (Residential Acoustic - Postcompletion Report)
Fisher Acoustic assessment reference MPF/PR0631/L11.

The submitted information is considered acceptable and condition 30 parts (a) and (b) attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

Acoustic plant

The following information has been submitted for approval in respect of planning Condition 32 (a) Acoustic verification.

New Victoria Condition 32a - Acoustic Insulation (Plant)

The submitted information is considered acceptable and condition 32b attached to Application Ref 128667/JO/2020 is hereby discharged for the residential element of the development provided the development is carried out in accordance with the above information. Details of the installed external plant (if required) shall be submitted and agreed by Manchester City Council as the Local Planning Authority in relation to the retail units once the tenants have been secured and prior to any of these units being used as a kitchen or food and beverage operation to address condition 32 parts a) and b)

Date: 23 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.