

**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 John Cooper  
Deloitte LLP  
Hanover Building  
Corporation Street  
Manchester  
M4 4AH

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of Conditions 7 (Secured by Design), 15 (Travel Plan), 18 (Contaminated land), 20b (Acoustics), 28 (Drainage), 29 (Environmental Standards), 31 (Parking Management Strategy) and 32 (Noise) attached to 128667/JO/2020.

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

**Date of application:** 8 June 2023

**Application number:** CDN/23/0378

**Part 2 – Particulars of decision**

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Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

**SBD**

The following information has been submitted for approval in respect of planning Condition 7 Secured by Design.

Secured by Design Accreditation Gold Award to PIC Muse developments and Vinci Building New Victoria Building 26.06.2023

The submitted information is considered acceptable and condition 7 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

**Travel Plan**

The following information has been submitted for approval in respect of planning Condition 15 Travel Plan.

New Victoria  
Travel Plan & Parking Management Plan  
Reference: TRA01  
Issue | 17 May 2023

The submitted information is considered acceptable and condition 15 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

### **Contam**

The following information has been submitted for approval in respect of planning Condition 18 Ground Contamination.

Validation Report New Victoria, Manchester. Reference:14-284-R3-1. Date: November 2021.

NEW VICTORIA, MANCHESTER Report No. 16-K4865-000-ST-R001 10 August 2023 Revision 02.

The submitted information is considered acceptable and condition 18 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 (b) Acoustic Insulation.

Fisher Acoustics Report Reference MPF/PR0631/L13A 22 July 2023.

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

### **Drainage**

The following information has been submitted for approval in respect of planning Condition 28 Drainage.

SW Outfall 1 Network Results, prepared by AJP dated 31 August 2023

SW Outfall 1 Network Results, prepared by AJP dated 31 August 2023

The submitted information is considered acceptable and condition 28 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

### **Environmental Standards**

The following information has been submitted for approval in respect of planning Condition 29 Environmental Standards.

101-105 New Victoria Planning Condition 29 Carbon Compliance Margin by Futureserv. 17th May 2023.

The submitted information is considered acceptable and condition 29 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

### **Parking management strategy**

The following information has been submitted for approval in respect of planning Condition 31 Parking management strategy.

Pension Insurance Corporation New Victoria Travel Plan & Parking Management Plan.  
Reference: TRA01 Issue 17 May 2023.

The submitted information is considered acceptable and condition 31 attached to Application Ref 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the above information.

**Noise**

The following information has been submitted for approval in respect of planning Condition 32 Noise.

Acoustic report (Plant) by Fisher Acoustics MPF/PR0631/L12 23 May 2023.

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: 31 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](http://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.