

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

Approval of details reserved by condition

Applicant

Mr Stephen Beech
Manchester Design & Build
C/o Agent

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Application submitted to Discharge Condition 4(e) Details of Basement Tanking as attached to listed building works consented under 133906/JO/2022.

Location: 11 Bloom Street, Manchester, M1 3EF

Date of application: 17 March 2022

Application number: CDN/22/0163

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.

Tanking Details

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

- Bloom Street Basement: Ref 92425 (Prepared by Protectahome Ltd; Dated 24/05/2021)
- Case Study No:247 Conversion to Student Accommodation Former Central Fire Station Ashton, Birmingham (Prepared by Protectahome; Dated 2015)
- Case Study No:271 Cellar Waterproofing Hertford College, Oxford University (Prepared by Protectahome; Dated 2017)
- Case Study No:274 Commercial Waterproofing Former Stuart Crystal Factory Stourbridge, West Midlands (Prepared by Protectahome; Dated 2017)
- Case Study No:275 Structural Anchoring Consolidation Tower Bridge, London (Prepared by Protectahome; Dated 2017)
- Case Study No:8 Commercial Waterproofing St Pancras Station, London (Prepared by Protectahome; Dated 2007)
- Case Study No:98 Listed Building Restoration The Florence Institute Liverpool (Prepared by Protectahome; Dated 2012)
- Covering Letter Re: Scheme of Waterproofing, Piccadilly Warehouse, Manchester (Prepared by Protectahome Ltd; Dated 15/09/2021)

- Covering Letter Re: Tender for Scheme of Waterproofing, Piccadilly Warehouse (11 Bloom Street & Mindel House), Manchester (Prepared by Protectahome Ltd; Dated 17/08/2021)
- LGF Bloom Street Ex. Window Tanking Detail Bloom Street: Dwg No.013-MDB-BS-XX-DT-A-0002 Rev C (Dated 18/08/2021; Prepared by Manchester Design + Build)
- LGF Richmond St. Window Tanking Detail Bloom Street: Dwg No.013-MDB-BS-XX-DT-A-0001 Rev C (Dated 17/08/2021; Prepared by Manchester Design + Build)
- Newton Waterproofing Date Sheet: System 100 Newton 109-LM (Dated 26/11/2018)
- Proposed Lift Pit Waterproofing Detail Using Type C Waterproofing System: Drawing No.001 Revision A (Prepared by Protectahome; Dated 04/09/2018)
- Protectahome Company CV
- Protectahome Ltd Structural Waterproofing Guarantee letter
- Tanking Details Proposals - Walls (Prepared by Manchester Design & Build; Dated December 2021)
- Tanking Details Proposals (Prepared by Manchester Design & Build; Dated November 2021)
- Wall Section: PS No. PS42 Rev A (Prepared by Protectahome Ltd: Not Dated)
- Wall Section: Ref 92425 PS No. PS40 Rev A (Prepared by Protectahome Ltd: Dated 25/05/2021)

The above information has been considered and is acceptable in respect of part e of the condition only.

Condition 4 is now discharged on this basis in respect of part e only.

Date: 8 June 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.