

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

**Approval of details reserved by condition**

**Applicant**

Mr Daniel Stinton  
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Oxford Road  
Manchester  
M13 9PL

**Agent (if used)**

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ADP  
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B1 3ND

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

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**Proposal:** Discharge of Condition 3 (Final Details) relating to Listed Building Consent 135403/JO/2022.

**Location:** 323 Oxford Road, Manchester, M13 9PS

**Date of application:** 20 February 2023

**Application number:** CDN/23/0119

**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.

The following information has been submitted for approval in respect of planning condition 3 a, b, c, d, e, f, and g (Final Details) -

3 (a) Discharged.  
3b) LBC 3b\_Proposed works to the roof  
3c and 3e) Appendix B NatWest  
3c) Observations and Conclusions Nat West Building University of Manchester  
3C and 3e) Schedule of Work.pdf  
3e) 10731-WML-00-XX-RP-S0001 Report on Structural Inspection.pdf  
3d) 033 First Aid  
3d) 029 - Weather Conditions.  
3d) 027 Portable Electrical Equipment  
3d) 006 Driving Company Vehicle  
3d) Transport Lifting plan  
3d) RAMS Dale Structural Repairs ATM Removal  
3d) 057 Coronavirus Issue 2 Jan  
3d) 053 Loading or Unloading ATMs issue 1  
3d) 052 ATM Removal  
3G) 001327-ADP-00-XX-SP-A-0000 - Railing Specification

3g) DSR - Railing Site Measure Fabrication Mark Up  
3g) UMNW-ADP-00-00-DR-A-1900 - EXTERNAL WORKS - Railings

The submitted information is considered acceptable and condition 3 attached to Application Ref 135403/JO/2022 is hereby discharged provided the development is carried out in accordance with the above information.

Date: 14 March 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.