

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

Approval of details reserved by condition

Applicant

Mr. Corin Craig Jackson
Flat 6
Block A
12 Pollard Street
Manchester
M4 7AJ

Agent (if used)

Miss Viktoria Klimentova
Coda Studios
Lloyds House
18 Lloyds Street
Manchester
M2 5WA

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Soft strip out methodology) ,4 (Materials), 5 (Ceiling refurbishment), 6 (window bulkheads) and 7 (Window repairs) attached to Listed Building Consent referenced 129657/LO/2021

Location: Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ

Date of application: 20 September 2022

Application number: CDN/22/0669

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 no.3 Soft strip out methodolo

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023, and Proposed Plans plan ref: 3161-CDA-XX-XX-DR-A-0600 rev. A; Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev. A; Proposed Wall Treatment plan ref: 3161-CDA-XX-00-DR-A-1900 rev.A; Proposed Wall Treatment - Detail plan ref: 3161-CDA-XX-00-DR-A-1901 rev. A, and

Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A have been examined in conjunction with the proposed soft strip out works. On the basis the removal of the non original features is carried out in accordance with the methodology in the Condition discharge document ref:3161 rev.P05 received 23rd March 2023, condition no.3 is discharged

Condition 4 Materials

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to materials has been examined , together with the submitted Paint Flake Analysis dated 23.02.2023 report ref: COA /06607 - Matt finish grey (nearest colour match RAL 7044), and content of email from planning agent dated 27th February 2023 confirming the brickwork will not be painted and only the steel columns would be painted

On the basis that the development is implemented in accordance with the information relating to materials in the documentation, paint flake analysis and email referred to above , condition no.4 is discharged .

Condition 5 Ceiling refurbishment

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to ceiling refurbishment, and Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev.A

Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A has been examined.

On the basis that the development is implemented in accordance with the information relating to ceiling refurbishment in the documentation and plans referred to above , condition no.5 is discharged .

Condition 6 Window bulkheads

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to non original window bulkheads and Proposed Plans plan ref: 3161-CDA-XX-XX-DR-A-0600 rev. A; Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev.A;

Proposed Wall Treatment plan ref: 3161-CDA-XX-00-DR-A-1900 rev.A;

Proposed Wall Treatment - Detail plan ref: 3161-CDA-XX-00-DR-A-1901 rev. A; and

Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A has been examined.

On the basis that the development is implemented in accordance with the information relating to window bulkheads on the south eastern elevation in the documentation and plans referred to above , condition no.6 is discharged .

Condition 7 Window repairs

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to window repairs , and Proposed Plans plan ref: 3161-CDA-XX-XX-DR-A-0600 rev. A;

Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev.A; Proposed Wall Treatment plan ref: 3161-CDA-XX-00-DR-A-1900 rev.A; Proposed Wall Treatment - Detail plan ref: 3161-CDA-XX-00-DR-A-1901 rev. A; and Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A, has been examined.

On the basis that the development is implemented in accordance with the information relating to window repairs in the documentation and plans referred to above , condition no.7 is discharged. ..

Date: 30 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. 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.