

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

Partial approval of details reserved by condition

Applicant

Mr Oliver Gallagher
Bruntwood
Union
Albert Square
Manchester
M2 6LW

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3(Materials), 4 (CMP) and 5 (Bat Assessment) attached to application ref no 121979/FO/2018

Location: Blackfriars House , Parsonage, Manchester, Manchester, M3 2JA

Date of application: 8 July 2022

Application number: CDN/22/0460

Part 2 – Particulars of decision (a)

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

Condition 4 (CMP)

Condition 4 is hereby discharged provided that the following information is complied with for the duration of the construction works:

- The Construction and Demolition Management Plan prepared by Dragonfly Contracts Ltd, referenced: DF2168 Revision: 4 dated 20/10/22 received by the City Council as local planning authority on 14 November 2022
- The email from Paul Butler Associates dated 22 November 2022

Condition 5 (Bat Assessment)

Condition 5 is hereby discharged on the basis of the information within the document entitled 12738_R01a_Preliminary Roost Assessment -Daytime Bat Survey prepared by Tyler Grange received by the City Council as local planning authority on 8 July 2022.

Part 2 – Particulars of decision (b)

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

Materials

The following submitted materials are considered to be acceptable:

- Curtain wall glazing provided by Cheadle Glass Systems
- The balustrade materials
- The Ecoscape UK Forma Composite Decking Board
- The woven architectural galvanised steel acoustic screen/mesh to plant/roof contingent on the steel having been implemented and maintained, as per the drawing no. 94822-GEN-0002

The following submitted materials are not considered to be acceptable:

- The polyester powder coated aluminium cladding panels
- The standard circular light features to be applied to the acoustic screen

This condition cannot be discharged until all materials to be used in the approved development have been submitted to and approved in writing by the City Council as local planning authority. Condition 3 is not hereby discharged on the basis of the information submitted.

Date: 25 January 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.