

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

Approval of details reserved by condition

Applicant

Mr James Daycock
Renaker Build Ltd
NQ Building
1st Floor, 47 Bengal Street
Manchester
M4 6BB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 12 (Materials C4 Phase A), 23 (Waste Management Strategy Phase A), 50 (Materials C5 Phase B), 61 (Waste Management Strategy Phase B), 90 (Materials School Phase C), 101 (School Signage Strategy Phase C), 123 (Public Car Park Signage Strategy & Public Realm Signage Strategy Phase D) attached to planning permission 126668/FO/2020

Location: Land Bounded By Silvercroft Street, Mancunian Way And Crown Street, Manchester

Date of application: 26 October 2022

Application number: CDN/22/0774

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.

Materials Phase A

Condition 12 - Materials Phase A

Condition 12 is discharged on the basis that the development is carried out in accordance with the Tower C4 - Sample Approval Summary dated October 2021 reference 10292-C4-SHP-A180-Rp-XX-002 Revision P01.

Waste Management Strategy Phase A

Condition 23 - Waste Management Strategy Phase A

Condition 23 is discharged on the basis that the development is carried out in accordance with the following information:

Site Waste Management Strategy VN91388 dated February 2020 by Vectos; and 10292-C4-SHP-G200-PL-00-0001 Rev D02 C4 General Arrangement Ground Level.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Materials Phase B

Condition 50 - Materials Phase B

Condition 50 is discharged on the basis that the development is carried out in accordance with the Tower C5 - Sample Approval Summary dated July 2022 reference 10292-C5-SHP-A180-Rp-XX-002 Revisions P02.

Waste Management Strategy Phase B

Condition 61 - Waste Management Strategy Phase B

Condition 61 is discharged on the basis that the development is carried out in accordance with the following information:

Site Waste Management Strategy VN91388 dated February 2020 by Vectos; and 10292-C5-SHP-G200-PL-00-0001 Rev D02 C5 General Arrangement - Ground Level 00.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Materials School Phase C

Condition 90 - Materials School Phase C

Condition 90 is discharged on the basis that the development is carried out in accordance with the Sample Approval Summary dated 26 September 2022 reference 10329 -C3-SHP-A180-Rp-XX-001 Revision P01.

School Signage Strategy Phase C

Condition 101 - School Signage Strategy Phase C

The following information has been submitted in respect of planning condition 101:

Drawing number C3-AKL-G400-DE-XX-2410 Revision P01.

The above information is considered to be acceptable. The location and appearance (including the use of individual letters) of the signage appears to be acceptable and should be used to inform any future signage applications at the building.

Car Park & Public Realm Signage Strategy

Condition 123 - Public Car Park Signage Strategy & Public Realm Signage Strategy Phase D

The following information has been submitted in respect of planning condition 123:

Drawing numbers

10292-Z1-SHP-G740-EL-GRD-3001 Revision P01 Car Park Entrance Building Signage Strategy Z1 Ground Level; and

The FRA signage package received by the City Council as local planning authority on 26 October 2022 with the following drawings

DI-A20.00 Design Intent 004

DI-A20.00 Design Intent 005

DI-A35.00 Design Intent 006
DI-A35.00 Design Intent 007
LP-000.00 Location Plans 009
DI-FS.00 Location Plans 010
DI-FS.00 Location Plans 011.

The above information is considered to be acceptable. The location and appearance (including the use of individual letters) of the signage appears to be acceptable and should be used to inform any future signage applications at the site.

Date: 18 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 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.