

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

Approval of details reserved by condition

Applicant

Jedi Deansgate Ltd
Fulford House
Newbold Terrace
Leamington Spa
CV32 4EA

Agent (if used)

Mr Naill Alcock
Deloitte
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (Arch infill's) attached to Listed Building Consent 125805/LO/2019

Location: 325 - 327 Deansgate, Manchester, M3 4LQ

Date of application: 23 February 2023

Application number: CDN/23/0130

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 3 Arch Infills

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

- 325-327 Deansgate. Technical Note to support discharge of conditions attached to Listed Building Consent (125805/LO/2019) - Heritage Architecture Ltd.

- Demolition Plan 325 Deansgate Commercial unit and strip out of Listed Arch prepared by D and R Demotion

The above documents were received by the City Council, as Local Planning Authority, on the 14 April 2023

The above information has been considered and are acceptable subject to the following points being agreed with officers at the appropriate point in the works programme:

- Main elements are removed up to 1 metre offset. At this point the method of how the structure to be demolished is fixed into the building will need to be reviewed and the appropriate method of removal agreed so that it safeguards existing original fabric. The use of sledgehammers and mattocks at this point, will not be appropriate if the modern structure is directly fixed into existing historic fabric for instance into brick faces. The

fixings will need to be removed carefully by hand. The heritage consultant / supervisor needs to advise on the most appropriate methods at this hold point in the demolition; and

- When all of the material is demolished and the extent of repairs is visible. there will need to be a review with the contractor and heritage consultant the full extent and nature of repairs and detailed specification including mortar analysis (referred to in the document). For instance if brick or stonework repairs are needed officers will need to see details of these to ensure they are not left in an un repaired state. This is a requirement of the condition.

Date: 2 May 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.