

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 Martin Rawlings
1st Floor Offices
440 Wilmslow Road
Manchester
M20 3BW

Agent (if used)

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (materials), 4 (externally mounted equipment), 5 (construction management plan), 12 (travel plan), 13 (Cycle Parking) attached to planning permission 127197/FO/2020

Location: 360 Wilmslow Road, Manchester, M14 6AB

Date of application: 9 February 2023

Application number: CDN/23/0092

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 (External Equipment)

The submitted details confirming no external equipment are to be installed is acceptable. If any are proposed in the future further submissions of appropriate details would be required to be provided and approved at that time.

Condition 5 - Construction Management PI

The submitted Construction Management Plan received on the 9th February is acceptable. The development shall be constructed in accordance with these details.

Condition 12 Travel Plan

The submitted Travel Plan is acceptable. As required under condition 12 within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered in relation to the approved travel plan shall be submitted to and approved in writing by the City Council as local planning authority. This will be required to be provided in order to comply in full with condition 12.

Condition 13 - Cycle Parking

The submitted details are acceptable. The development shall be carried out in accordance with these details.

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.

Condition 3 - Materials

The proposed brick finish submitted and detailed within Material Schedule Revision Draft April 2023 is not considered to be acceptable. The choice of buff brick set out within that document is not considered to be a suitable match to the existing building and no details of the feature brick banding to reflect the existing building has been provided. This condition is not discharged.

Date: 2 May 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.