

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
1st Floor NQ Building
47 Bengal Street
Manchester
M4 6BB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 13b (Public Realm Phase A), 51b (Public Realm Phase B) and 91b (Public Realm Phase C) 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/22/0768

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 13 Phase A Public Realm

Condition 13 - Public Realm Phase A

Condition 13 is discharged on the basis that the development is carried out in accordance with the following information:

Drawings

PR-TPM-G710-DE-GRD-3442 303 Rev P4 Kerb Details
PR-TPM-G710-DE-GRD-3442 314 Rev P1 Play Area Sign Details
PR-TPM-G710-DE-GRD-3442 401 Rev P2 F1 Feature Seat
PR-TPM-G710-DE-GRD-3442 403 Rev P1 F3 Cycle Stand Detail
PR-TPM-G710-DE-GRD-3442 404 Rev P2 F4 Planter
PR-TPM-G710-DE-GRD-3442 405 Rev P2 F5 Litter Bin
PR-TPM-G710-DE-GRD-3442 406 Rev C1 F6 Bollard and F14 Bollard
PR-TPM-G710-DE-GRD-3442 407 Rev P1 F8 Wind Baffle
PR-TPM-G710-PL-GRD-3442 101 Rev P12 General Arrangement
PR-TPM-G710-PL-GRD-3442 102 Rev P9 Hardworks
PR-TPM-G710-PL-GRD-3442 111 Rev P7 Play Area Design

PR-TPM-G710-PL-GRD-3442 113 Rev P2 Kerbing Layout
PR-TPM-G710-PL-GRD-3442 201 Rev P8 Planting Plan
PR-TPM-G710-PL-GRD-3442 304 Rev P2 Raised Planter Details/Sections
PR-TPM-G710-SE-GRD-3442 305 Rev P4 Typical Paving Details
PR-TPM-G710-SE-GRD-3442 312 Rev P1 Balustrade Details
PR-TPM-G710-SE-GRD-3442 313 Rev P2 Play Area Fence and Gate Details
PR-TPM-G710-SE-GRD-3442 317 Rev P1 Play Area Section
Z1-RNM-G540-PL-GR-58 Rev P01 Zone1, External Lighting, Power & Data Layout
Z2-TPM-G710-PL-02-3442 201 Rev P3 C4 Roof Terrace Planting Plan

Bailey Streetscene Greengate Seat brochure
Crown Street External Lighting Mark Up details received by the City Council as local planning authority on 6 December 2022
Crown St Phase 2 - Proposed Location Sparrow Terrace & Bat Box
L1 Lighting Column brochure (We-ef Environmental Product Declaration)
L2 Lighting Bollard brochure (iWay square)
L3 Soffit Downlight brochure (CIMBRI Light 4U)
L4 Planter Light brochure (Jet Micro)
WEC 6 Metre No Tilt-FMT-Tubular CCTV Column
WEC 6 Metre No Tilt-TC-Tubular CCTV Column

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Condition 51 Public Realm Phase B

Condition 51 - Public Realm Phase B

Condition 51 is discharged on the basis that the development is carried out in accordance with the following information:

Drawings

PR-TPM-G710-DE-GRD-3442 303 Rev P4 Kerb Details
PR-TPM-G710-DE-GRD-3442 401 Rev P2 F1 Feature Seat
PR-TPM-G710-DE-GRD-3442 403 Rev P1 F3 Cycle Stand Detail
PR-TPM-G710-DE-GRD-3442 404 Rev P2 F4 Planter
PR-TPM-G710-DE-GRD-3442 405 Rev P2 F5 Litter Bin
PR-TPM-G710-DE-GRD-3442 406 Rev C1 F6 Bollard and F14 Bollard
PR-TPM-G710-PL-GRD-3442 101 Rev P12 General Arrangement
PR-TPM-G710-PL-GRD-3442 102 Rev P9 Hardworks
PR-TPM-G710-PL-GRD-3442 113 Rev P2 Kerbing Layout
PR-TPM-G710-PL-GRD-3442 201 Rev P8 Planting Plan
PR-TPM-G710-PL-GRD-3442 304 Rev P2 Raised Planter Details/Sections
PR-TPM-G710-SE-GRD-3442 305 Rev P4 Typical Paving Details
PR-TPM-G710-SE-GRD-3442 312 Rev P1 Balustrade Details
Z1-RNM-G540-PL-GR-58 Rev P01 Zone1, External Lighting, Power & Data Layout

Crown Street External Lighting Mark Up details received by the City Council as local planning authority on 6 December 2022
Crown St Phase 2 - Proposed Location Sparrow Terrace & Bat Box
L1 Lighting Column brochure (We-ef Environmental Product Declaration)
L2 Lighting Bollard brochure (iWay square)

L3 Soffit Downlight brochure (CIMBRI Light 4U)
L4 Planter Light brochure (Jet Micro)
WEC 6 Metre No Tilt-FMT-Tubular CCTV Column
WEC 6 Metre No Tilt-TC-Tubular CCTV Column

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Condition 91 Public Realm Phase C

Condition 91 - Public Realm Phase C

Condition 91 is discharged on the basis that the development is carried out in accordance with the following information:

Drawings

PR-TPM-G710-DE-GRD-3442 303 Rev P4 Kerb Details
PR-TPM-G710-DE-GRD-3442 403 Rev P1 F3 Cycle Stand Detail
PR-TPM-G710-DE-GRD-3442 405 Rev P2 F5 Litter Bin
PR-TPM-G710-DE-GRD-3442 406 Rev C1 F6 Bollard and F14 Bollard
PR-TPM-G710-DE-GRD-3442 407 Rev P1 F8 Wind Baffle
PR-TPM-G710-PL-GRD-3442 101 Rev P12 General Arrangement
PR-TPM-G710-PL-GRD-3442 102 Rev P9 Hardworks
PR-TPM-G710-PL-GRD-3442 113 Rev P2 Kerbing Layout
PR-TPM-G710-PL-GRD-3442 201 Rev P8 Planting Plan
PR-TPM-G710-SE-GRD-3442 305 Rev P4 Typical Paving Details
Z1-RNM-G540-PL-GR-58 Rev P01 Zone1, External Lighting, Power & Data Layout

Crown Street External Lighting Mark Up details received by the City Council as local planning authority on 6 December 2022

Crown St Phase 2 - Proposed Location Sparrow Terrace & Bat Box
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L3 Soffit Downlight brochure (CIMBRI Light 4U)
L4 Planter Light brochure (Jet Micro)
WEC 6 Metre No Tilt-FMT-Tubular CCTV Column
WEC 6 Metre No Tilt-TC-Tubular CCTV Column

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Date: 7 February 2023

Signed:

A handwritten signature in black ink, appearing to be 'A. Lewis'.

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.