

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

Partial approval of details reserved by condition

Applicant

Willmott Dixon Construction
C/o Agent

Agent (if used)

Mr Ed Harvey
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 16a (Plant), 19 (fumes), 26 (off site highways) and 39 (Solar Panels) attached to planning permission 124995/FO/2019

Location: Land Off Great Ducie Street, Manchester

Date of application: 20 August 2021

Application number: CDN/21/0622

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 16a Plant

The following information has been submitted for consideration in respect of this matter:

- Hann Tucker Memo dated the 9 September 2022 (ref. 28161) received by the City Council, as Local Planning Authority, on the 27 September 2022

The above information has been considered and is acceptable. The plant shall be installed in accordance with the above information.

The details are sufficient to discharged part (a) of this planning condition.

In order to discharge this condition in full, part (b) should be complied with. This requires the submission of a verification report.

Condition 26 Highways works

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

- General Arrangement (dwg ref. CC-ACM-278-XX-DR-C-0010)
- Proposed Levels (dwg ref. CC-ACM-278-XX-DR-C-0011 Rev. P04)
- Standard Details (dwg ref. CC-ACM-278-XX-DR-C-0012 Rev. P03)
- Standard Details (dwg ref. CC-ACM-278-XX-DR-C-0013 Rev. P02)
- Extent of S278 Works (dwg ref. CC-ACM-278-DR-C-0014 Rev. P04)
- Proposed Site Levels Plan (dwg ref. CC-BBA-ZZ-XX-DR-A-1604 Rev. C07)
- Proposed Site GA Plan (dwg ref. CC-BBA-ZZ-ZZ-DR-A-1003 Rev C03).

The above documents were received on the 20 August 2021

The above information is considered to be acceptable subject to ongoing discussions with MCC Highway Services.

The highway works must be in place prior to the first use of the development.

Condition 26 is now formally discharged.

Condition 39 Solar Panels

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

- PV Layout - Construction Issue (dwg ref. C640-MANCHESTERCC-MECH-REV4) received by the City Council, as Local Planning Authority, on the 20 August 2021

The above information has been considered and is acceptable. The details must now be implemented prior to the first use of the development.

Condition 39 is now formally discharged on this basis.

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 19 Fumes

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

- Email dated the 18 February, 26 July, 30 September 2022
- Full Fume Extraction Details (Briggs UK, CC-BAFXX-XX-SP-M-043 Rev 1)) received by the City Council, as Local Planning Authority, on the 20 August 2021

The above information has been considered and the details are not acceptable.

The outstanding comments were sent on the 5 October 2022

Condition 19 is not formally discharged.

Date: 12 December 2022

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.