

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

Approval of details reserved by condition

Applicant

Union Living Manchester 2
C/o Agent

Agent (if used)

Mr Niall Alcock
Deloitte Real Estate
Hanover Building
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3a (Materials of External Façade), 4a (Materials of Hard Landscaping Materials), 5a (Materials of Soft Landscaping Materials - as amended), 14 (Construction Management Plan), 20 (Piling), 30 (1) (Ground Mitigation), 33 (Archaeological Works), 39 (Wheel Wash) and 41 (Radar Mitigation) of Planning Permission ref: 126648/FO/2020.

Location: Union Tower 2 , Water Street, Manchester, M3 4JQ

Date of application: 4 February 2022

Application number: CDN/22/0059

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.

c3a

Condition 3a (Materials of External Façade) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a programme for the issue of materials of external façade dated 04 February 2022

c4a

Condition 4a (Materials of Hard Landscaping Materials) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a programme for the issue of materials of hard landscaping dated 04 February 2022;

C5a

Condition 5a (Materials of Soft Landscaping Materials) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a programme for the issue of materials of soft landscaping dated 04 February 2022;

c14

Condition 14 (Construction Management Plan) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a construction management plan dated 25 January 2022

c20

Condition 20 (Piling) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a piling risk assessment prepared by Curtins dated 20 December 2021

c30

Condition 30 (1) (Ground Mitigation) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a Phase II Investigation Report prepared by Curtins dated 03 November 2021

c33

Condition 33 (Archaeological Works) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising an Archaeological Evaluation prepared by the University of Salford dated 12 November 2021

c39

Condition 39 (Wheel Wash) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising a construction management plan dated 25 January 2022

c41

Condition 41 (Radar Mitigation) attached to Planning Permission ref: 126648/FO/2020 is hereby discharged by the City Council in accordance with the information submitted, comprising correspondence between NATs and Pager Power dated 04 February 2022

Date: 31 August 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 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.