

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

Approval of details reserved by condition

Applicant

Mr David Varty
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 109 and 153 (Construction and Environment Management Plan), 20,67,114 and 158 (Assessment of Instrument Flight Procedures) 21,68,115 and 159 (Aviation Lighting Assessment) associated with planning permission 132429/FO/2021

Location: Car Park Bounded By Trinity Way A6042 And River Irwell, Water Street, Manchester, Trinity Islands , Manchester, M3 4JW

Date of application: 20 June 2022

Application number: CDN/22/0409

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 20 IFP phase C1

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

- Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable. The measures within the report shall be implemented prior to any above ground works.

Condition 20 is now formally discharged on this basis.

Condition 21 Aviation lighting phase C1

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

- Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable. The approved obstacle lighting scheme shall be fully implemented before first occupation of phase C1 and retained thereafter.

Condition 21 is now formally discharged on this basis.

Condition 67 IFP Phase C2

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

- Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable. The measures within the report shall be implemented prior to any above ground works.

Condition 67 is now formally discharged on this basis.

Condition 68 Aviation Lighting phase C2

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

- Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable. The approved obstacle lighting scheme shall be fully implemented before first occupation of phase C2 and retained thereafter.

Condition 68 is now formally discharged on this basis.

Condition 109 CMP Phase D1

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

- Construction Management (Rev D) received by the City Council, as Local Planning Authority, on the 21 September 2022

The above information has been considered and is acceptable and must be implemented for the duration of the works to phase D1.

Condition 109 is now formally discharged on this basis.

Condition 114 IFP Phase D1

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

- Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable. The measures within the report shall be implemented prior to any above ground works.

Condition 114 is now formally discharged on this basis.

Condition 115 Aviation Lighting phase D1

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

- Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable subject to the north, west and southern corners of the building being fitted with intermediate lights in order to provide greater conspicuity of the building for any low flying aircraft approaching from a general western direction

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase D1 and retained thereafter.

Condition 115 is now formally discharged on this basis.

Condition 153 CMP Phase D2

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

- Construction Management (Rev D) received by the City Council, as Local Planning Authority, on the 21 September 2022

The above information has been considered and is acceptable and must be implemented for the duration of the works to phase D2.

Condition 153 is now formally discharged on this basis.

Condition 158 IFP Phase D2

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

- Manchester Airport - Safeguarding Report - 4x Proposed Buildings Trinity Islands Assessment of Instrument Flight Procedures received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable. The measures within the report shall be implemented prior to any above ground works.

Condition 158 is now formally discharged on this basis.

Condition 159 Aviation Lighting Phase D2

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

- Aviation Lighting Assessment received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable subject to the north, west and southern corners of the building being fitted with intermediate lights in order to provide greater conspicuity of the building for any low flying aircraft approaching from a general western direction

The approved obstacle lighting scheme shall be fully implemented before first occupation of phase D2 and retained thereafter.

Condition 159 is now formally discharged on this basis.

Date: 22 September 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.