

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

Approval of details reserved by condition

Applicant

Manchester Quays (OGS) Developments
Limited
C/o Agent

Agent (if used)

Mr Michael Percival
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 7 (Design for Security (Zone 6 only)), 9 (Cycle Parking), 10 (Signage Strategy), 11 (Ground Conditions), 16 (Waste Management), 17 (TV reception), 21 (Travel Plan) and 30 (Servicing Strategy) associated with planning permission 130796/JO/2021

Location: Granada House , Atherton Street, Manchester, M3 3GS

Date of application: 25 May 2022

Application number: CDN/22/0338

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.

c7

Condition 7 (Design for Security (Zone 6 only)) is hereby discharged based on Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021 and adherence to the security specifications set out in Section 4 of the Crime Impact Statement dated May 2017. Within 6 months of the full completion of 130796/JO/2021, confirmation of the Secure By Design award status shall be submitted to the Local Planning Authority for approval.

c9

Condition 9 (Cycle Parking) is hereby discharged for all phases based on Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C identifying cycle parking spaces within the development.

c10

Condition 10 (Signage Strategy) is hereby discharged for all phases based on Manchester Mollie's External Signage document dated July 2021. Approval of this strategy document does not preclude the need to separately secure approval for Advertisement consent under the Control of Advertisement Regulations (2007).

c11

Condition 11 (Ground Conditions) is hereby discharged for all phases based on the OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland. The Appendices to this letter are the Phase 2 Site Investigation prepared by Curtins (Appendix A), Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B), Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C), Excavation photos (Appendix D) and the Site Waste Management Plan and Waste Transfer documentation (Appendix E).

c16

Condition 16 (Waste Management) is hereby discharged for all phases based on Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022.

c17

Condition 17 (TV reception) is hereby discharged for all phases based on GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022.

c21

Condition 21 (Travel Plan) is hereby discharged for all phases based on Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022.

c30

Condition 30 (Servicing Strategy) is hereby discharged for all phases based on Servicing Strategy (Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022.

Date: 7 October 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.