MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

CubicWorks Ltd
Spinnaker Court
31 Broadway
Salford
M50 2YR

Agent (if used)

Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Application to partially discharge conditions 3 (e) (New Windows), 3 (i) (Plaster work, paint to masonry and ceilings), 5 (Window Repairs), 6 (External Repairs) associated with Listed Building Consent 130043/LO/2021

Location: 40 Princess Street, Manchester, M1 6DE

Date of application: 13 June 2022

Application number: CDN/22/0385

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.

C3e - New Windows
The following documents and information has been submitted pursuant to the discharge of Condition 3(e) New Windows as attached to permission granted under 130043/LO/2021

For reference, Condition 3(e) (Windows and Doors) states:

Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to the following points unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

e) Full details and sections of all new windows and doors, including through heads, cills and reveals are provided in order to understand frame sizes and mouldings

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- Covering Letter prepared by Paul Butler Associates (Reference 20.1456 dated 10 June 2022) - Received 13 June 2022
- Sections 2.5 and 6.0 of the Conservation Sample Report prepared by Cubic Works (Reference '40-46 Princess Street' Issue 006 dated 10 June 2022) - Received 13 June 2022

The information is accepted and Condition 3(e) (Windows and Doors) is duly partially discharged subject to the implementation of the details set out in the document/s submitted. Condition 3(e) cannot be fully discharged until such time that additional information is provided to discharge all elements of this condition.

C3i - Ceilings, Plasterwork, Timber
The following documents and information has been submitted pursuant to the discharge of Condition 3(i) (Ceilings, Plasterwork & Timber Work) as attached to permission granted under 130043/LO/2021

For reference, Condition 3(i) (Ceilings, Plasterwork & Timber Work) states:

Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to the following points unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

e) Full details and samples of internal finishes and materials, including proposed glass, internal repairs such as ceilings, plasterworks and timber repairs

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- Covering Letter prepared by Paul Butler Associates (Reference 20.1456 dated 10 June 2022) - Received 13 June 2022
- Sections 1.1, 7.0 and 7.7 of the Conservation Sample Report prepared by Cubic Works (Reference '40-46 Princess Street' Issue 006 dated 10 June 2022) - Received 13 June 2022

The information is accepted and Condition 3(i) (Ceilings, Plasterwork & Timber Work) is duly partially discharged subject to the implementation of the details set out in the document/s submitted. Condition 3(i) cannot be fully discharged until such time that additional information is provided to discharge all elements of this condition.

C5 - Window Repairs
The following documents and information has been submitted pursuant to the discharge of Condition 5 (Window Repairs) as attached to permission granted under 130043/LO/2021

For reference, Condition 5 (Window Repairs) states:

The works to windows as set out in the windows repair schedule(s) (as set out in Condition 2) must not commence until sample widows and specification of repairs is provided to the City Council as Local Planning Authority. Works to the windows shall not take place until such time that currently boarded up windows have been surveyed and details provided within an updated window survey report, (which must include details of

the proposed works to the currently boarded windows) has been provided and agreed by the City Council as Local Planning Authority.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- Covering Letter prepared by Paul Butler Associates (Reference 20.1456 dated 10 June 2022) - Received 13 June 2022
- Section 2.0 of the Conservation Sample Report prepared by Cubic Works (Reference '40-46 Princess Street' Issue 006 dated 10 June 2022) - Received 13 June 2022

The information is accepted and Condition 5 (Window Repairs) is duly partially discharged subject to the implementation of the details set out in the document/s submitted. Condition 5 cannot be fully discharged until such time that additional information is provided to discharge all elements of this condition.

C6 - External Repairs
The following documents and information has been submitted pursuant to the discharge of Condition 6 (External Repairs) as attached to permission granted under 130044/LO/2021

For reference, Condition 6 (External Repairs) states:

The external repairs proposed shall not commence until

- (i) Method Statements
- (ii) Samples
- (iii) Specifications

of all proposed repairs are submitted to the City Council as Local Planning Authority. Such details must include samples of indents, pointing, brickwork, mortar repairs and stone repairs, timber repairs. The full schedule of works will require inspection on site once the full scaffold is in situ in order for the full scope of work to be agreed.

- Covering Letter prepared by Paul Butler Associates (Reference 20.1456 dated 10 June 2022) - Received 13 June 2022
- Section 3.0, 4.0 and 5.0 of the Conservation Sample Report prepared by Cubic Works (Reference '40-46 Princess Street' Issue 006 dated 10 June 2022) - Received 13 June 2022

The information is accepted and Condition 6 (External Repairs) is duly partially discharged subject to the implementation of the details set out in the document/s submitted. Condition 6 cannot be fully discharged until such time that additional information is provided to discharge all elements of this condition.

Date: 15 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 of 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.