

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

Approval of details reserved by condition

Applicant

Agent (if used)

Real Estate Investment (Thomas Street)
Ltd
C/o Real Estate Investments Limited
Altrincham
WA14 4EQ

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 4 (Phasing and Enabling Works) attached to application ref no 130475/LO/2021 as amended by 134301/JO/2022

Location: 42 - 46 Thomas Street, Manchester, M4 1ER

Date of application: 24 June 2022

Application number: CDN/22/0434

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 4 (Phasing and Enabling Works)

Condition 4 (Phasing and Enabling Works):

(a) Details of a Phasing Plan and programme for the delivery of the consented schemes 113475/FO/2016 ; and

This part of the condition is discharged on the basis of compliance with the:

o Programme for Delivery -Thomas St Main Works Programme_Rev 4 and Thomas Street, 7 Kelvin Street Level 2 Programme Rev 2 28/07/2022

and with the

- o Demolition Plan (PCS-DOC-42TS-001_02 Demolition Plan)
- o Stage 1 Demolition RAMS (PCS-RAMS-42TS-003_01 Stage 1 Demolition RAMS)
- o Demolition Specification (PCS-DOC-42TS-002_00 Demolition Specification)
- o Stage 1 Soft Strip Scope of Works (Stage 1 Soft Strip Scope_R1)

(b) Details of a package of enabling works in relation to the additional support and strengthening works required to stabilise the structure of 7 Kelvin Street;

This part of the condition is discharged on the basis of the:

o Structural Condition Report (No.7 Kelvin St - Structural Survey Report June 2020 Rev 03); and

Compliance with the following:

o Stabilisation Concept Design and Performance Specification (TST-REN-B-ZZ-DR-S-01100 and TST-REN-B-ZZ-SP-S-01100 P02)

o Vibration and Movement Monitoring Performance Specification (TST-REN-0-XX-SP-S-00060_Monitoring Specification)

o Stabilisation RAMS (PCS-RAMS-42TS-004_00 7KS Stabilisation RAMS)
UPDATED 18/07/2022

And

subject to ongoing compliance during design development and project delivery as set out in :

o Programme for Delivery -Thomas St Main Works Programme_Rev 4 and Thomas Street, 7 Kelvin Street Level 2 Programme Rev 2 27/07/2022);

and with the :

o Quality Inspection and Test Plan by Mountain Earth Ref TS/QMP/QITP/7KS/001 Rev PO3 (Draft) subject to final sign off as detailed in the Programme for Delivery - Thomas St Main Works Programme_Rev 3 and Thomas Street, 7 Kelvin Street Level 2 Programme Rev 1 28/07/2022

All of the above shall be implemented in accordance with the approved details

Date: 29 July 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.