

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

Approval of details reserved by condition

Applicant

Mr Frank McCabe
Conlon Construction Ltd
Charnley Fold Lane
Bamber Bridge
Preston
PR5 6BE

Agent (if used)

Mr Daniel Labella
Bowker Sadler Architecture
Hatherlow House
Hatherlow
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Materials) and 4 (CCTV Coverage) associated with development approved under application 131037/VO/2021

Location: Cathedral Gardens , National Football Museum Urbis , Corporation Street, Manchester, M4 3BG

Date of application: 14 July 2022

Application number: CDN/22/0480

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.

C3 - Materials

The following documents and information has been submitted pursuant to the discharge of Condition 3 (Materials) as attached to permission granted under 131037/VO/2021

For reference, Condition 3 (Materials) states:

No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing 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 the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy. The documents submitted:

- Document prepared by Conlon ('Planning Condition 3 - Discharge Information Revision 0 dated 07 July 2022) - Received 14 July 2022.

The information is accepted and Condition 3 (Materials) is duly fully discharged subject to the implementation of the details set out in the document/s submitted.

C4 - CCTV

The following documents and information has been submitted pursuant to the discharge of Condition 4 (CCTV) as attached to permission granted under 131037/VO/2021

For reference, Condition 4 (CCTV) states:

Before the Heat Rejection Units are installed details of how the existing CCTV coverage would be amended to cover the area where the units are located shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

- Document prepared by Conlon ('Planning Condition 4 - Discharge Information Revision 0 dated 07 July 2022) - Received 14 July 2022.

The information is accepted and Condition 4 (CCTV) is duly fully discharged subject to the implementation of the details set out in the document/s submitted.

Date: 11 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.