

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

Approval of details reserved by condition

Applicant

Mr Tony Hopson
Barton & Redman
Strawberry House
Whitworth Street East
Manchester
M11 2WJ

Agent (if used)

Mr Leon Armstrong
Mosaic Town Planning
Bloc
17 Marble Street
Manchester
M2 3AW

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Construction Management Plan), 4 (Car Park Management Plan), 5 (Materials) and 11 (Bird box design and siting details) attached to planning permission 132866/FO/2022

Location: Strawberry House, New Smithfield Market, Whitworth Street East, Manchester, M11 2WJ

Date of application: 17 June 2022

Application number: CDN/22/0405

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 3 Construction Management Plan

The Construction and Environmental Management Plan dated 16th June 2022 revision 2 received on 19th July 2022 has been considered together with the details shown on the Swept Path Analysis plan ref :3693-SP01, and the measures are considered to be satisfactory. On the basis that the development is implemented in accordance with the measures in the Construction and Environmental Management Plan dated 16th June 2022 revision 2 received on 19th July 2022 and the details on the Swept Path Analysis plan ref :3693-SP01, and the measures are in place for the duration of the construction period condition no.3 is discharged.

Condition 4 Car Park Management Plan

The Barton & Redman, New Smithfield Market, Manchester - Service and Car Park Management Plan - June 2022 has been considered together with the details shown on the Swept Path Analysis plan ref :3693-SP01, and the measures are considered to be satisfactory. On the basis that the development is implemented in accordance with the measures in the Barton & Redman, New Smithfield Market, Manchester - Service and Car Park Management Plan - June 2022 and the details on the Swept Path Analysis

plan ref :3693-SP01, and the measures are in place for the duration the temporary structure is in situ, I can confirm condition no.4 is discharged.

Condition 5 Materials

The Frame Technical Specification by Aganto; Single Skin Steel Cladding Technical Specification by Aganto - colouration Goosewing Grey; Fabric Membrane Specification Sheet Structure 650 PVC coated polyester - colouration white, have been examined . On the basis the development is implemented using the materials specified above , condition no.5 is discharged.

Condition 11 Bird box design and siting

The location of the Bird box on Elevation D on the Proposed site plan, and the RSPB Classic Nest box Product ID :R401639 have been examined and are considered to be satisfactory.

On the basis that the development is implemented in accordance with the location of the Bird box on Elevation D on the Proposed site plan, and the RSPB Classic Nest box Product ID :R401639 condition no.5 is discharged.

Date: 28 July 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.