

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

Approval of details reserved by condition

Applicant

Franco Manca 2 UK Limited
C/o Agent

Agent (if used)

Ms Kate Matthews
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (Full and Final Details) associated with listed building consent 131942/LO/2021

Location: 37 King Street, Manchester, M2 7AT

Date of application: 23 May 2022

Application number: CDN/22/0328

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 Full and Final Details

This discharge of condition application has been submitted in relation to Condition 3 (Full and Final Details) as attached to permission granted under 131942/LO/2021

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Detailed method statement for the proposed removal of glazing/frames from the ground floor front elevation and making good/repairing any external fabric as required.
- b) Details of the new glazing and frames to be installed to the front elevation, including cross-section through the framing and details of how it connects with existing fabric, to include colour and fitting detail.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

The following information has been submitted to demonstrate compliance/provide further detail as required:

- Covering Letter prepared by Firstplan (Reference 21372/KM/ta dated 23 May 2022) - Received 23 May 2022
- Document 'Specification for Shop Fronts) - Received 23 May 2022
- Document prepared by Coastal 'Straight Sliding & Folding Door Systems' (Technical Guide v1d dated 05 May 2021) - Received 23 May 2022

The submitted information is acceptable allows for Condition 3 (Full and Final Details)) to be fully discharged, subject to the approved plans and documents being adhered to.

Date: 23 June 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.