

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

Approval of details reserved by condition

Applicant

Investream Limited
C/o Agent

Agent (if used)

Miss Georgina Blackburn
Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Part 1 – Particulars of the application/development

Proposal: Application to discharge part of Condition 4 (Part 'a' only) (Schedule of Materials) attached to planning permission 126422/FO/2020

Location: Cavendish House , Chapel Walks, Manchester, M2 1HN

Date of application: 28 July 2021

Application number: CDN/21/0569

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.

C4 - Materials Part 'a' only

This discharge of condition application has been submitted in relation to Condition 4a (Materials) as attached to development approved under 126422/FO/2022 as below:

a) Notwithstanding the submitted plans and documents as specified in condition 2, prior to the commencement of development, other than enabling works comprising demolition, piling and construction of the sub structure, the following shall be submitted to and approved in writing by the City Council, as local planning authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development and drawings to illustrate details of sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development. Full and final details including jointing and fixing details; details of the drips to be used to prevent staining; details of the glazing, a strategy for quality control management; and a commentary of how materials would be sourced, if possible, in the sustainably, as possible.

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

Received by the Council 26 July 2021

- Application Form dated 26/07/2021
- Sample Panel Types (Drawing T(250)) dated July 2021
- Glazed Infill Details (Drawing T436)) dated March 2021
- Glazed Infill Details 2 (Drawing T(437)) dated March 2021
- Glazed Infill Details 3 (Drawing T(438)) dated March 2021
- Glazed Infill Details 4 (Drawing T(439)) dated March 2021
- Section BB Details Sheet 1 (Drawing T(445)) dated March 2021
- Section BB Details Sheet 2 (Drawing T(446)) dated March 2021
- Section BB Details Sheet 3 (Drawing T(447)) dated March 2021
- Section BB Details Sheet 4 (Drawing T(448)) dated March 2021
- Section BB Details Sheet 5 (Drawing T(449)) dated March 2021
- Section RR Details Sheet 1 (Drawing T(460)) dated March 2021
- Section GG & HH Details (Drawing T(465)) dated March 2021
- Party Wall Details 1 (Drawing T(466)) dated March 2021
- Party Wall Details 2 (Drawing T(467)) dated March 2021
- Curtain Wall Over Pitched Roof Details (Drawing T(468)) dated March 2021
- GA Plan Details Sheet 1 (Drawing T(490)) dated May 2021
- GA Plan Details Sheet 2 (Drawing T(491)) dated May 2021
- GA Plan Details Sheet 3 (Drawing T(492)) dated May 2021
- Back Pool Fold Infill 1 (Drawing T(704)) Revision A dated March 2021
- Back Pool Fold Infill 2 (Drawing T(705)) dated March 2021
- Louvred Window Infill (Drawing T(706)) dated March 2021
- Stair B Slot Window (Drawing T(707)) dated March 2021
- Draft High Level Construction Plan (Project W1631 Chapel Walk) dated 09 July 2021
- Extract (Document Reference 1814 Chapel Walks)
- Finishes Schedule (Document 1814 Chapel Walks - First Issue) dated 14 July 2021
- Quality Control Management Strategy (1814 Chapel Walks) dated 14 July 2021

Received by the Council 05 May 2022

- First Floor Windows (Drawing T(736)) dated March 2021
- Second Floor Curved Windows (Drawing T(747)) dated March 2021
- Third Floor Curved Windows (Drawing T(757)) dated March 2021
- Third Floor Windows (Drawing T(756)) dated March 2021
- Back Pool Fold Infill 1 (Drawing T(704)) dated March 2021
- Back Pool Fold Infill 2 (Drawing T(705)) dated March 2021
- Ground Floor Windows (Drawing T(726)) dated March 2021
- Glazed Infill Details 2 (Drawing T(437)) dated March 2021
- Sash Window Details (Drawing T(435)) dated March 2021

Received by the Council 31 May 2022

- Access Scaffold Pages 1 - 4 (Drawings 001E_1, 2, 3 & 4) dated June 2021
- Ground Floor GA RIBA Stage 3 (Drawing 01100 Rev P02) dated March 2022
- 1st Floor GA RIBA Stage 3 (Drawing 01101 Rev P02) dated March 2022
- 2nd Floor GA RIBA Stage 3 (Drawing 01102 Rev P02) dated March 2022
- 3rd Floor GA RIBA Stage 3 (Drawing 01103 Rev P02) dated March 2022
- Roof GA RIBA Stage 3 (Drawing 01104 Rev P02) dated March 2022
- Basement GA RIBA Stage 3 (Drawing 01090 Rev P02) dated March 2022

- Lower Ground Floor GA RIBA Stage 3 (Drawing 01000 Rev P02) dated March 2022
- General Notes RIBA Stage 3 (Drawing 00010 Rev P01) dated March 2022
- Substructure Details Sheet 1 (Drawing 03100 Rev P02) dated March 2022
- Substructure Details Sheet 2 (Drawing 03110 Rev P01) dated March 2022

The submitted information is acceptable allows for Condition 4a (Materials) to be discharged, subject to the approved plans and documents being adhered to. Condition 4 will not be fully discharged until such time that the information required pursuant to Condition 4b is submitted and approved by the Council as Local Planning Authority.

Date: 30 June 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.