

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

Approval of details reserved by condition

Applicant

Muse Developments Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of planning condition 3 (Materials) and 4 (Landscaping) associated with planning permission 128667/JO/2020

Location: New Victoria, Land At Corporation Street, Manchester, M3 1NX

Date of application: 17 May 2022

Application number: CDN/22/0302

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.

C3b - Materials

The following information has been submitted for approval in respect of Planning Condition 3b (Materials)

Received by the City Council as Local Planning Authority on 11 May 2022 (unless otherwise stated):

- Covering Letter (Dated 10 May 2022)
- Sample Data Sheet prepared by Vinci Facilities (Reference 'Emerson Branfield' Revision 0000 dated 08 October 2021)
- Material Sample List prepared by Sheppard Robson (Drawing VIC-SRA-ZZ-XX-DR-A-21802 Revision C04 dated 18 August 2020)
- Visual Mock Up Panel (VMU) (Drawing 5219-P1-21-801 Revision B dated 05 February 2019)
- New Victoria External Works Samples ('New Victoria - External Works Samples')
- Tower 1 & 2 - North & South Elevation Balustrade & Soffit Detail Drawing (Drawing F1642-10078 C02 dated 16 June 2020)
- Residential 02 East Elevation & Section Wedled End Cap Locations prepared by Sheppard Robson (Drawing VIC-SRA-A-SK0002 dated 28 April 2021)

- Various Photographs of External Materials and Landscaping Materials taken on Site (Reviewed on Site by James Hughes and Paul Mason on 07 June 2022)
- Various Photographs of External Construction Progress taken on 22 February 2022 by Developer/Drone

In addition to the above provided materials. A member of the City Council's Development Management Team and Urban Design and Conservation Team attended the site for a site visit on 07 June 2022.

The submitted information is considered acceptable and condition 3b (Materials) attached to planning permission ref. 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the plans, information and documents above. Condition 3 is now fully discharged.

C4 - Landscaping

The following information has been submitted for approval in respect of Planning Condition 4 (Landscaping)

Received by the City Council as Local Planning Authority on 11 May 2022 (unless otherwise stated):

- Covering Letter (Dated 10 May 2022)
- New Victoria Landscape Specification prepared by Planit Northwest Ltd (Reference PL1487 New Victoria Revision P04 dated 06 August 2021)
- Hardworks Lower GA (Drawing PL1487.VW.114, Revision 15.1, dated 24 February 2016) - Received 19 July 2022
- Hardworks Upper GA (Drawing VIC-PIE-EZ-OOU-DR-L-00115 Revision CO3 dated 24 February 2016)
- Hardworks Details 01 (Drawing VIC-PIE-EZ-ZZ-DR-L-00001 Revision C01 dated 17 October 2017)
- Landscaping Materials Specification Updated ('Application Reference 128667/JO/2020 dated 29 April 2022)
- Exposed Aggregate Pre-Cast Block Paving Samples (photograph) - Reviewed on Site by James Hughes and Paul Mason on 07 June 2022.
- Sample Schedule prepared by Planit-IE (Reference PL1487-EX-003-00 dated 27 April 2022)
- Textured Concrete Kerb Details (Reference 'K3 - Conservation Kerb by Marshalls)
- Tree Pit Details (Drawing VIC-PIE-EZ-ZZ-DR-L-00201 Revision C01 dated 17 October 2017) - Received 20 June 2022
- Details provided by email regarding Landscaping (kerbs & stairs) (Provided by Email from Deloitte dated 27 June 2022 at 10:00)
- Details provided by email regarding Landscaping (aggregate) (Provided by Email from Deloitte dated 29 June 2022 at 09:37)

In addition to the above provided materials. A member of the City Council's Development Management Team and Urban Design and Conservation Team attended the site for a site visit on 07 June 2022.

The submitted information is considered acceptable and condition 4 (Landscaping) attached to planning permission ref. 128667/JO/2020 is hereby discharged provided the development is carried out in accordance with the plans, information and documents above. Condition 4 is now fully discharged.

Date: 20 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.