

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

Approval of details reserved by condition

Applicant

CubicWorks Ltd
Spinnaker Court
31 Broadway
Salford
M50 2YR

Agent (if used)

Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Application to partially discharge Conditions 3(i) (Timber Repairs) and 8 (Scaffolding) as attached to listed building consent application 130044/LO/2021

Location: 44 Princess Street, Manchester, M1 6DE

Date of application: 27 October 2021

Application number: CDN/21/0796

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.

C 3i and 8 Partial Discharge

The following information has been submitted pursuant to the discharge of Condition 3(i) Timber Repairs and Condition 8 (Scaffolding) as attached to listed building consent application 130043/LO/2021

- Covering Letter (Reference 20.1456 dated 26 October 2021) - Received 27 October 2021
- Scaffolding Information Sheet (Drawing Page 1 dated 20 October 2021) - Received 27 October 2021
- Scaffolding Information Sheet (Drawing Page 2 dated 20 October 2021) - Received 27 October 2021
- Scaffold Information Sheet (Drawing Page 3 dated 20 October 2021) - Received 27 October 2021
- Scaffolding Data Sheet (Drawing Page 4 dated 20 October 2021) - Received 27 October 2021
- Temporary Works - Removal of Sash Windows (Drawing AL(31)500 Revision P01 dated December 2021) - Received December 2021
- Scaffolding Methodology Phase 1 prepared by Cubic Works - Received 27 October 2021

- Scaffolding Methodology Phase 2 prepared by Cubic Works - Received 14 January 2022
- Safe Storage of Materials Methodology prepared by Cubic Works - Received 21 January 2022
- Scaffolding Data Sheets prepared by ADI Supply Ltd - Received 27 October 2021
- Scaffolding Calculations (Document CRE-IBN-097-001_CALCS dated 21 October 2021) - Received 27 October 2021
- Scaffolding Methodology prepared by IBN Scaffold Access Limit - Received 27 October 2021
- Scaffolding Fixing and Repair Methodology prepared by Quadriga - Received 27 October 2021
- Enabling Works/Strip Out Specification and Schedule of Works document prepared by BB Heritage Studio (Reference P0214-SCH-REP011 dated March 2021) - Received 27 October 2021
- Heritage Paint Assessment prepared by Heritage Project Management (Report HPMTA01 Issue 1 dated 18 November 2021) - Received 23 November 2021
- Access Scaffold (Drawing Page 1 dated 08 December 2021) - Received 14 January 2022
- Access Scaffold (Drawing Page 2 dated 08 December 2021) - Received 14 January 2022
- Access Scaffold (Drawing Page 3 dated 08 December 2021) - Received 14 January 2022
- Access Scaffold (Drawing Page 4 dated 08 December 2021) - Received 14 January 2022
- Conservation Samples Report prepared by Cubic Works (Issue 006 dated 10 June 2022) - Received 22 June 2022
- Method Statement prepared by Fairhurst Joinery Limited (Method Statement 30 dated 17 January 2022) - Received 21 January 2022
- Photographs of Roof Timbers and Pillars - Received 03 November 2021

The above information has been considered and has been accepted to partially discharge Conditions 3(i) Timber Repairs and 8 (Scaffolding). The conditions cannot be fully discharged until full information has been submitted and accepted.

The information and plans submitted as part of this discharge of condition application must be followed and adhered to.

Date: 28 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.