

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

Partial approval of details reserved by condition

Applicant

Mr Andy Pope
Pretty Little Thing Ltd [PLT]
Wellington Mill
Pollard Street East
Ancoats
Manchester
M40 7FS

Agent (if used)

Mr Tim Rogerson
Jenkins Design Services Ltd
2-4 Houghton Street
Bury
BL9 0TA

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (local labour), 7a (external equipment), 8 (waste management), 9 (external lighting), 10 (lighting glare), 12 (boundary wall), 14 (cycle storage), 15 (car park layout), 16 (highway works), 17 (EV), 18 (drainage) and 19 (signage strategy) attached to planning permission referenced 127505/FO/2020

Location: Wellington Mill, Pollard Street East, Manchester, M40 7FS

Date of application: 27 April 2022

Application number: CDN/22/0250

Part 2 – Particulars of decision (1)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 7a Plant

The following information has been submitted in respect of this planning condition:

- Noise Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 19 April 2022.

The above information has been considered and is acceptable in order to discharge part (a) of this planning condition.

The approved scheme shall now be implemented.

In order to discharge this condition in full part (b) of the condition needs to be complied with. This requires that prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and

requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Condition 7 part (a) is now formally discharged.

Condition 8 Waste

The following information has been submitted in respect of this planning condition:

- Information stamped as received by the City Council, as Local Planning Authority, on the 19 April 2022.

The above information has been assessed and is acceptable.

The approved details shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained in situ for as long as the development is in use.

Condition 8 is now formally discharged on this basis.

Condition 9 Lighting

No lighting is to be installed as part of the development.

No further action.

Condition 10 Lighting Glare

This is a compliance condition.

Condition 14 Cycle Store

The following information has been submitted in respect of this planning condition:

- Drawing SI-00-DR-A-1101 Rev A stamped as received by the City Council, as Local Planning Authority, on the 19 April 2022

The above information has been considered and is acceptable. The approved details shall be implemented prior to the first use of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Condition 14 is now formally discharged on this basis.

Condition 15 Car Park Layout

The following information has been submitted in respect of this planning condition:

- Drawing SI-00-DR-A-1101 Rev A stamped as received by the City Council, as Local Planning Authority, on the 19 April 2022

The above information has been considered and is acceptable. The approved details shall be implemented prior to the first use of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Condition 15 is now formally discharged on this basis.

Condition 17 EV charging

The following information has been submitted in respect of this planning condition:

- Drawing SI-00-DR-A-1101 Rev A stamped as received by the City Council, as Local Planning Authority, on the 19 April 2022

The above information has been considered and is acceptable. These should be 7Kw. The approved details shall be implemented prior to the first use of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Condition 17 is now formally discharged on this basis.

Condition 18 Drainage

This is a compliance condition. The development shall be carried out in accordance with drawing B1-RF-DR-A-2150 and drainage statement (ref. 1577-001-001).

Condition 19 Signage Strategy

No signage is proposed. No further action at this stage.

Part 2 – Particulars of decision (2)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition 3 Local Labour

The following information has been submitted in respect of this planning condition:

- Local Labour Agreement stamped as received by the City Council, as Local Planning Authority, on the 19 April 2022.

The above information has been considered and is not acceptable in this instance. You have been advised to contact the Council's works and skills team to discuss this further.

Condition 3 is not formally discharged.

Condition 12 Boundary Wall

The following information has been submitted in respect of this planning condition:

- Drawing SI-XX-DR-A-1102 stamped as received by the City Council, as Local Planning 19 April 2022

The above information has been considered. There are two elevations of the wall both of which are labelled as 'existing'. It is not clear what is proposed and what the material is.

This needs to be clarified. Condition 12 is not formally discharged.

Condition 16 Highways Works

No details have been submitted in this regard. Contact should be made with the S278 to discuss this further.

Date: 19 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.