

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

Approval of details reserved by condition

Applicant

Countryside Properties (UK) Limited
C/o Agent

Agent (if used)

Mr Euan Connolly
Nexus Planning
Eastgate
2 Castle Street
Castlefield
Manchester
M3 4LZ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4a (ground conditions), 5 (drainage), 7 (CMP) and 19 (invasive species) attached to planning permission referenced 122160/FO/2018

Location: Belle Vue Greyhound Stadium , Kirkmanshulme Lane, Manchester, M18 7BD

Date of application: 18 February 2021

Application number: CDN/21/0143

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.

Condition no.4a Ground contamination

The contents of the submitted Supplementary Geoenvironmental Site Investigation by E3P ref: 12-123-L5 rev.1 dated 22nd April 2021 and Ground Gas Addendum Report ref: 12-123- R3-1 dated April 2020 received 23rd April 2021; Remediation & Enabling Works Strategy by E3P ref: 12-123-R2 rev.4 dated June 2021 received 23rd June 2021; Email from planning agent dated 28th June 2021; have been examined and are considered to be satisfactory . On the basis that the development is fully implemented in accordance with the Remediation & Enabling Works Strategy and Supplementary Geo-environmental Investigation referred to above condition 4 a is discharged .

Surface water drainage

The following details, data and plans have been examined;
Section 38 plan ref: ELL-18039-B-CS-500 rev. D received on 18th February 2021; email from applicant regarding drainage hierarchy and Flood Risk Assessment received 12th April 2021;
plan ref: ELL-18039-B-CS-321 rev. F Hydrobrake Detail 2 Manhole S36; plan ref ELL-18039-B-CS-380 rev. C Cellular Storage Tank; plan ref : ELL-18039-BCS-175 rev.D Flood Routing Plan 1:100 + 40%; plan ref: ELL-18039-B-CS-320 rev. H Hydrobrake

Detail 1 Manhole S10; Inspection report by General Utilities North West Ltd; received 10th May 2021;
Email from applicant dated 4th May 2021 in regard to their standard covenant in relation to sewer easements .

General Utilities North West Ltd; data and mapping information received 19th October 2021;

Storm sewer design data including Time Area Diagram for STORM-NET1-A.SWS; Network Design Table for STORM-NET1-A.SWS; Manhole Schedules for STORM-NET1-A.SWS; PIPELINE SCHEDULES for STORM-NET1-A.SWS; Free Flowing Outfall Details for STORM-NET1-A.SWS Simulation Criteria for STORM-NET1-A.SWS; Synthetic Rainfall Details; Online Controls for STORM-NET1-A.SWS; Storage Structures for STORM-NET1-A.SWS; 100 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for STORM-NET1-A.SWS; STORM SEWER DESIGN by the Modified Rational Method; Network Design Table for STORM-NET2.SWS; Manhole Schedules for STORM-NET2.SWS; PIPELINE SCHEDULES for STORM-NET2.SWS; Free Flowing Outfall Details for STORM-NET2.SWS; Online Controls for STORM-NET2.SWS; Storage Structures for STORM-NET2.SWS; 100 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for STORM-NET2.SWS;
and Section 104 layout ref: ELL-18039-B_180 rev. N received 8th November 2021.

General Utilities North West Ltd; data and mapping information United Utility map for safe dig received 6th December 2021;

Email from applicant dated 1st April 2022 confirming the findings of both General Utilities North West Ltd and Drain Doctor, and based on an understanding of the site itself, that a culverted watercourse crossing the site has not been discovered, nor is it believed that there is one at the site, together with footage of the drain and report findings.

Email from planning agent dated 12th April 2022 confirming, each of the occupiers of the plots where the attenuation tanks will be installed are being advised that they cannot construct anything above them. Moreover, Countryside are instructing a Management company to inspect and maintain these tanks as well.

On the basis that the development is fully implemented in accordance with the above reports and plans , and in particular the email received 12th April 2022, confirming that Countryside will advise each of the occupiers of the plots where the attenuation tanks will be installed that they cannot construct anything above them, and that Countryside are instructing a Management company to inspect and maintain these tanks, condition 5 is discharged .

Condition no.7 CEMP

The revised Construction Environmental Management Plan rev. B dated April 2021 received 7th April 2021 which includes the revised start time for operational hours on Saturdays to be 08:30am is considered to be satisfactory . On the basis the

development is implemented in full accordance with the measures set out in the Construction Environmental Management Plan rev.B dated April 2021 for the duration of the construction period , I can confirm condition no.7 is discharged.

Condition no.19 Invasive Species

The Habitat and Vegetation Map prepared by ERAP (ref. 2018-187) and the Remediation & Enabling Works Strategy by E3P ref: 12-123-R2 rev.4 dated June 2021 received 23rd June 2021, has been considered in conjunction with the Knotweed Method Statement ref: 358/003 and Invasive Species Management Plan received 23rd April 2021, and the approach detailed in the above documents is considered to be acceptable. On the basis that the development is implanted in accordance the measures set out in the documentation above condition no.19 is discharged.

Date: 14 April 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.