

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

**Approval of details reserved by condition**

**Applicant**

Mr James Litherland  
Placefirst Ltd  
6th Floor Imperial Court  
2 Exchange Quay  
Salford  
M5 3EB

**Agent (if used)**

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 15 (waste management) and 16 (landscaping) relating to planning permission ref: 130379/JO/2021

**Location:** Elevate, 123 Clarence Road, Manchester, M13 0ZL

**Date of application:** 3 March 2022

**Application number:** CDN/22/0130

**Part 2 – Particulars of decision**

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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 15 - waste**

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

Waste Management Strategy dated 15 June 2020  
Drawings numbered 0622-P3A-XX-XX-DR-A-SK040, P01 and 0622-P3A-XX-XX-DR-A-SK022 rev P11 and 0622-P3A-XX-XX-DR-A-75002 rev P01  
All stamped as received by the City Council, as Local Planning Authority, on 3 March 2022

The information is considered to be acceptable and condition 15 is now formally discharged, subject to the approved scheme being implemented as part of the development remaining in situ whilst the use or development is in operation.

**condition 16 - landscaping**

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

Drawings numbered D164.001 rev A and D164.002, stamped as received by the City Council, as Local Planning Authority, on 3 March 2022

The information is considered to be acceptable and condition 16 is now formally discharged, subject to the approved scheme being implemented not later than 12 months from the date the apartments are first occupied, and that if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Date: 26 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](http://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.