

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

Approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 10 (off site highway works), 19 (Electric vehicle charging point), 24 (boundary treatment) and 25 (public realm - benches) attached to planning permission referenced 125474/FO/2019

Location: Mayton Street, Manchester

Date of application: 25 January 2022

Application number: CDN/22/0040

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 10 Off-site highways

The discharge of condition 10 (Off-site highway works) is approved on the basis that the development, before its first implementation, is fully implemented in accordance with details of the following drawings: Proposed Section 278 Works Layout Ref: 8755G-WML-00-XX-DR-C-0007 Rev P03 and Proposed Adoptable Section 278 Construction Details Ref: 8755G-WML-00-XX-DR-C-0008 Rev P03 as received by the City Council as local planning authority on 10 March 2022. The implemented works shall be maintained in situ at all times thereafter.

Condition 19 EV charging points

The discharge of condition 19 (EV charging points) is approved on the basis that the apparatus referenced Rolec EVWP2020EV WallPod charging unit 32 A with a charging capacity of 7.2 KW/H shall be installed prior to the occupation of the authorised houses in the positions identified on drawing referenced: Site plan & car charger positions P0168/CC Rev A and maintained in situ thereafter.

Condition 24 Boundaries

The discharge of condition 24 (Boundaries) is approved on the basis that the development, before its first implementation, is fully implemented in accordance with

details of the following drawings: Boundary Treatment Ref: 1914-GWP-00-00-DR-A-(90)-0003 and Fencing Details Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0004 as received by the City Council as local planning authority on 10 March 2022. The implemented works shall include the installation of the plinth feature to the base of metal railing Type 1. The implemented measures shall be in situ prior to the occupation of the authorised houses and maintained in situ at all times thereafter.

Condition 25 Public realm

The discharge of condition 25 (Public realm - benches) is approved on the basis the development is implemented in accordance with 'The Dale Recycled Plastic Outdoor Bench specification' with a brown colour treatment. The bench shall be installed in the positions shown on drawings referenced Proposed Landscape / Urban realm - 1914-GWP-01-01-DR-A-(SK)-(SK)75 Rev WIP / S and maintained in situ at all times thereafter.

Date: 17 March 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.