

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

**Approval of details reserved by condition**

**Applicant**

Dappa Homes Ltd  
C/o Agent

**Agent (if used)**

Mr Matthew Gray  
Grays Architecture Ltd  
Northwood House (N1)  
Greenwood Business Centre  
Goodiers Drive  
Manchester  
M5 4QH

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

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**Proposal:** Discharge of planning conditions 13 (external materials) and 22 (Environmental Standards phase 1) associated with planning permission 115468/OO/2017

**Location:** White House, 193 Middleton Road, Manchester, M8 4JZ

**Date of application:** 14 February 2022

**Application number:** CDN/22/0049

**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 13 Materials**

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

- Email from Kayley Hayes dates 3 May 2022 detailing the following materials and corresponding attachments:

Brick - Wrekin Dark Red with natural coloured mortar - photos and all other details contained at following link and as per panel viewed and approved on site on 5th April - <https://www.mbhplc.co.uk/products/wrekin-dark-red>

Cladding - Equitone Tectiva in Argent Grey (TE 15) - see page 8 of attached brochure (first attachment). Cladding to be secret fixed.

Entrance Profile - Pressed metal in grey - see photo in second attachment to this email.

Roof - Kingspan XL Forte in Anthracite - see photo in third attachment - as inspected and approved on site on 5th April

Windows - Aluminium - Technal DF75 SI in RAL 7016 (Anthracite Grey). Three quarter reveal as shown on the attached drawing referenced 4050-357 SK001.

Doors - Aluminium in grey

Fascia - Pressed metal profile in grey

The above details have been considered, are acceptable and should be used for the construction of the social club. Condition 13 is formally discharged on the basis of the above information.

### **Condition 22 Environmental Standards**

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

- Environmental and Mechanical and Electrical Serviced Statement Rev P3 prepared by GLD consulting stamped as received by the City Council, as Local Planning Authority, on the 27 January 2022.

The above information has been considered and is acceptable. Phase 1 i.e. the social club shall be carried out in accordance with the above document.

In order to discharge this condition in full, a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for phase 1.

Date: 5 May 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.