

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 condition numbers 3 (Materials), 7 (Waste) and 10 (Landscaping) from planning approval reference 129757/FO/2121

Location: Land To The Rear Of The Premises, 120 And 120A Withington Road, Manchester, M16 8FA

Date of application: 26 July 2021

Application number: CDN/21/0549

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 3 - Materials

The information submitted to discharge condition 3 (Materials) attached to planning permission 129757/FO/2021 is acceptable and Condition 3 can be discharged, for clarity this includes:

BRICKS - WINERBURGER SIENNA RED
DORMER - SELF CLEANSING K RENDER IN WHITE
PLINTH - NO DETAIL PROVIDED - NON-MATERIAL CHANGE APPLICATION TO BE SUBMITTED TO ALTER DRAWINGS TO EXTEND BRICK TO GROUND FLOOR LEVEL
WINDOWS - ANTHRACITE
ROOF - SLATE - WE DID NOT ACCEPT PROPRIETARY ASBESTOS CEMENT IN SAME COLOUR
HARD LANDSCAPING - CHARCOAL IN COLOUR

Condition 7 - Waste

The information submitted to discharge condition 7 (Waste) attached to planning permission 129757/FO/2021 is acceptable and condition 7 can be discharged. This is on the basis that a commercial waste contract is let.

Condition 10 - Landscaping

The information submitted to discharge condition 10 (Landscaping) attached to planning permission 129757/FO/2021 is acceptable and Condition 10 can be discharged.

Landscaping was amended to remove references to new boundary treatment which would have required consent in its own right. Plans received 02.08.2021. On the basis of these revised drawings this condition can be discharged.

Date: 10 March 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.