MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Mr Heneghan
10, Cranmer Road
Manchester
M20 6AW

Agent (if used)

Mr Matthew McNulty
McNulty Architects
12 Hartington Road
Mancehster
M21 8UY

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 6 (Boundary Treatment), 10 (Landscaping and Tree Replacements), 13 (Contaminated Land), 15 (Materials), 16 (Surface Water) and 17 (EV Charging Point) attached to planning permission 128090/FO/2020

Location: 10 Cranmer Road, Manchester, M20 6AW

Date of application: 27 September 2021

Application number: CDN/21/0703

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 6 - Boundary Treatment
On the basis of the information submitted (including details attached to the email dated 02.02.2022) the details for Condition 6 (Boundary Treatment) attached to planning permission 128090/FO/2020 are acceptable and the condition can be discharged.

Condition 10 - Landscaping and Trees
On the basis of the information submitted the details for Condition 10 (Landscaping and Trees) attached to planning permission 128090/FO/2020 are acceptable and the condition can be discharged.

Condition 13 - Contam Land Part A
Phase 1, Preliminary Rick Assessment by LKC, Reference LKC 21 1123, dated March 2021 is considered to be acceptable. The report puts the site as low risk and does not recommended an intrusive survey.

Therefore a site investigation and remediation strategy is not required.

It is advised that the site be placed under a watching a brief, for any unexpected contamination during the works and that if any topsoil or subsoil is brought onto site

then it will need to be suitably chemically validated (both to be reported as part of Condition 14).

Condition 13 can therefore be discharged.

Condition 15 - Materials
The information submitted to discharge condition 15(materials) attached to planning permission 128090/FO/2020 is acceptable and as such condition 15 can be discharged.

Condition 16 - Drainage
The information submitted to dicharge condition 16 (surface water) attached to planning permission 128090/FO/2020 is acceptable and as such condition 16 can be discharged.

Condition 17 - EV Charging Point
Drawing 1926-1000 Rev E shows the position of the Electric Vehicle Charging Point and that the accompanying documents identifies that the charging point will be a pod point 7kw/h charger or similar.

This information is considered to be acceptable and condition 17 can be discharged. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Date: 4 February 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 of 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.