

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

Approval of details reserved by condition

Applicant

Mr MB Shahzad
KAAM Limited
C/o Agent

Agent (if used)

Mr Jack Appleton
Broadgrove Planning & Development
Sinclair House
11 Station Road
SK8 5AF

Part 1 – Particulars of the application/development

Proposal: Discharge of condition no.8 (off-site car parking provision for residents)
attached to planning permission ref: 126006/FO/2020

Location: 7 Rainforth Street, Manchester, M13 0RP

Date of application: 18 November 2021

Application number: CDN/21/0871

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 8

The discharge of condition 8 is approve on the basis that the development is implemented in accordance with the arrangement for off-site car parking as set out in documents referenced:

- i. Letter from Estates Management Mcr Lt dated 1 April 2020 confirm the availability of 8 car parking spaces on a long-term lease in the car park of Longsight Business Centre.
- ii. Lease document ref: Parking at LBO Manchester M13 0WQ between Kaam Limited and Business Park (Mcr) Limited dated 7 September 2021 confirming and an initial contractual terms of 5 years between 1 November 2021 to 31 October 2026.
- iii. Site location plan Ref: 1265(02)AP000 Rev A showing the position of 8 residents car parking spaces.
- iv. Email dated 2 December 2021 from Broadgrove Planning & Development confirming arrangements to extend the contractual term of the lease beyond 31 October 2021 to cure on-going residents' car parking and demarcation of identified car parking spaces.

The arrangements for the provision of 8 demarcated off-site car parking with the grounds of Longsight Business Centre as shown on drawings ref: Site location plan Ref: 1265(02)AP000 Rev A shall be made available to residents prior to the occupation of any of the authorised apartments, and shall be maintained in situ thereafter.

Date: 3 December 2021

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.