

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 9 (Secure by Design Verification), 15 (Drainage Maintenance), 17 (Acoustics Verification) 19 (Contaminated Land Verification) and 24 (Energy post completion) attached to planning permission referenced 128530/JO/2020

Location: Land At Blackrock Street And Ellingham Close, Manchester, M11 3DF

Date of application: 20 September 2021

Application number: CDN/21/0687

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.

Secure by Design Verification

The following information has been submitted for approval in respect of planning condition 9:

-Secured by Design Certificate dated 27 September 2021 received by the City Council as Local Planning Authority on 05 October 2021.

The information is considered to be acceptable and condition 9 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Drainage Maintenance

The following information has been submitted for approval in respect of planning condition 15:

-One Manchester Sustainable drainage system maintenance statement Blackrock street, Beswick, M11 3DF received by the City Council as Local Planning Authority on 20 September 2021.

-Drainage evidence as built received by the City Council as Local Planning Authority on 22 October 2021.

-Drawing ref. 8850G -WML-00-XX-DR-C0001-P11 received by the City Council as Local Planning Authority on 16 November 2021.

-Hydraulic Calculations STORM SEWER DESIGN by the Modified Rational Method received by the City Council as Local Planning Authority on 16 November 2021.

The information is considered to be acceptable and condition 15 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Acoustics Verification

The following information has been submitted for approval in respect of planning condition 17:

-Pre-completion internal and external noise validation exercise at the New Residential Development on Blackrock Street in Openshaw, Manchester, Druk Limited, DRUK/ACC/RS/JSBBSOM/3013, 13 September 2021 received by the City Council as Local Planning Authority on 20 September 2021.

The information is considered to be acceptable and condition 17 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Contaminated Land

The following information has been submitted for approval in respect of planning condition 19:

-Validation completion report, Blackrock Street, Manchester, WML Consulting, 8850G-WML-XX-ZZ RP-G-0004, September 2021 received by the City Council as Local Planning Authority on 20 September 2021.

The information is considered to be acceptable and condition 19 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Energy post completion

The following information has been submitted for approval in respect of planning condition 24:

-Carbon Reduction Summary - Blackrock Street - As-built dated 16 September 2021 received by the City Council as Local Planning Authority on 20 September 2021.

The information is considered to be acceptable and condition 24 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Date: 27 January 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.