

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 13 (drainage maintenance) 19 (external plant) 22 (ground conditions) and 23 (travel plan) attached to planning permission referenced 127087/JO/2020

Location: Site Of Former Bellamy Court , Abbey Hey Lane, Manchester, M18 8DU

Date of application: 6 April 2021

Application number: CDN/21/0276

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 13 Drainage Maintenance

The design details submitted in the plans and documents outlined below have been examined and are considered to be acceptable.

Plan ref: 3384-SHD-00-ZZ-DR-C-0100 rev.C3 (Drainage GA); 3384-SHD-00-ZZ-DR-C-0103 rev.C2 (Drainage Manhole Schedule); received 4th April 2021

Apartments Domestic Services, Ventilation and Drainage Layout (22/057/M/05 rev. I4); Mechanical Domestic Water Services Schematic(22/057/M/06 rev. I4); Plant Room Layout(22/057/M/07 rev. I2); Ground Floor Drainage Layout (22/057/PH/01 rev.I4); First Floor Drainage Layout (22/057/PH/02 rev.I2); Second Floor Drainage Layout (22/057/PH/03 rev.I2); Third Floor Drainage Layout (22/057/PH/04 rev.I2);received 16th June 2021

- Photographic evidence attached (4332_Photographic Evidence _ condition 13)
- The drawings 3384-SHD-00-ZZ-DR-C-0100 Drainage GA & 3384-SHD-00-ZZ-DR-C-0103 Manhole Schedule submitted with the original application are the As-built Construction drawings
- Revised Management and Maintenance Statement dated 1st July 2021;

Received 2nd July 2021

4332_attenuation tank 2 Image 01.jpg; 4332_attenuation tank 2 Image 02.jpg; and geocellular tank image received 17th August 2021

4332_Gorton_Hydrobrake Image 01.jpg; 4332_Gorton_Hydrobrake Image 02.jpg; 1st September 2021;

On the basis that the development is implemented in accordance with the drainage details on the plans and documents specified above condition no.13 is discharged.

Condition 19 External Plant

The design details submitted in the plans and documents outlined below have been examined and are considered to be acceptable.

Heliotherm heat pump data ,and Heliotherm technical data sheet received 24.05.2021

Lowara Multisage Booster Pumps 3 Pumps Schedule revision 4 dated August 2020; plan ref: Ground floor Domestic Services and Ventilation layout (22/057/M/01 rev. I9); First floor Domestic Services and Ventilation layout (22/057/M/02 rev. I8); Second floor Domestic Services and Ventilation layout (22/057/M/03 rev. I8); Third floor Domestic Services and Ventilation layout (22/057/M/04 rev. I8) Mechanical Schedule REV B received 16th June 2021;

Confirmation from contractor in email dated 12th July 2021 that the Wilo Star Z hot water pump which was been referred to by the acoustician is located in the plantroom.

On the basis that the development is implemented in accordance with the plant details on the plans and documents specified above condition no.19 is discharged.

Condition 22 Contaminated Land

The information in the documents outlined below have been examined and is considered to be acceptable.

E3P Garden Validation Document Ref: 15-017 V1 Dated: 24th May 2021

Email dated 8th October 2021 from planning agent attaching comments from the sub consultant confirming the asbestos testing carried out on behalf of W Maher and Sons at Bellamy Court which confirmed the absence of asbestos, and that the material from Bellamy Court was disposed of at Churchill Enviro Limited and was in compliance with the relevant environmental permit.

Final Analytical Test report by Environlab ref: 19/07265 dated 2nd August 2019 received 8th October 2021.

E3P Remediation of lead contamination validation at Bellamy Court dated 29th September 2021 , and received 14th October 2021.

On the basis that the development has been implemented in accordance with the submitted documentation specified above condition no.22 is discharged.

Condition 23 Travel Plan

satisfactory. On the basis that the measures within the travel plan are implemented in full, I can confirm condition no.23 is discharged. The submitted Residential Travel Plan received on 6th April 2021 is considered to be

Date: 26 October 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.