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

Development Manager Kathy Poole
One Manchester
Lovell House
Archway 6
Manchester
M15 5RN

Agent (if used)

Mr Michael Stewart
Michael Stewart Architecture
75 Parsonage Road
Stockport
SK4 4JL

Part 1 – Particulars of the application/development

Proposal: Discharge of condition nos. 14b, (Drainage), 15b (Contaminated land) and 21 (Environmental standards) relating to planning permission ref: 124985/FO/2019

Location: Land Adjacent To 27 And 30 Gathurst Street , Manchester, M18 8GR

Date of application: 21 May 2021

Application number: CDN/21/0385

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 14B
The discharge of condition 14B (Drainage) is approved on the basis that the development has been implemented in accordance with the following documents and related works, and shall be maintained in situ thereafter:

Drainage Completion Report for Proposed Development: Gathurst Street, Manchester, M18 8GR by Sutcliffe Ref: LRD30068 Revision: 001 dated: May 2021 received 21 May 2021
Data sheets
Storm Sewer Design 30068 - Gathurst Street North Site Calculation
Storm Sewer Design 30068 - Gathurst Street South Site Calculation
with hydrobrake control to orifice plate
Orifice plate details attached to email from Whitfield Brown dated 23 July 2021.

Condition 15 B
The discharge of condition 15B (Contaminated land) is approved on the basis that the development has been implemented in accordance with the following document:

Phase IV Validation Completion Report at Gathurst Street Manchester by Sutcliffe referenced: 30068-SUT-ZZ-00-RP-G-704-0001 Issue: P01 Date: February 2021.

Condtion 21
The discharge of condition 21 (Environmental standards) is approved on the basis that the development has been implemented in accordance with the following document: Letter from Element Sustainability Ref: 20202.067 dated 14 April 2022, including details relating to: Environmental Standards Statement Rev. 1 Ref: Z36466, Specification and emission performance evidence and verification photographs, and that the implemented details shall be maintained in situ thereafter.

Date: 29 July 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 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.