

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

Approval of details reserved by condition

Applicant

Sabeel Sharif
Guinness Developments Limited
Bower House
1 Stable Street
Oldham
OL9 7LH

Agent (if used)

Mr Clive Part
Bowker Sadler Architecture
Hatherlow House
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (materials), 8 (CMP), 10 (waste management), 12 (drainage), 16 (ground conditions), 25a (tree removal) and 29 (driveway drainage) attached to planning permission referenced 126281/FO/2021

Location: Land At Dob Brook Close , Manchester, M40 1DB

Date of application: 24 May 2021

Application number: CDN/21/0392

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.

Materials

The following materials were submitted for consideration of condition 3:

- Ibstock Bradgate Claret Red Brick
- Ibstock New Ivanhoe Cream Brick
- Michelmersh Black Smooth Brick
- Fibre cement board, Dark Grey (feature gables and soffit lining to rear elevation of Block 3)
- UPVC Window RAL 7016
- Dark Grey uPVC fascias & soffits with black rainwater goods
- Paving -Tobermore Textured paving flags in Buff
- Parking Bays - Block paving Tobermore Tegular in Slate

The above information is considered to be acceptable and condition 3 attached to planning permission referenced 126281/FO/2021 is now formally discharged, subject to the development being completed using these approved materials.

CMP

The following information has been submitted for approval in respect of planning condition 8:

- PLP Construction Ltd Dob Brook Close Construction Method Statement stamped as received on 24 May 2021.

The submitted information is considered acceptable and condition 8 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

Waste Management

The following information has been submitted for approval in respect of planning condition 10:

- Waste Management proforma stamped as received on 24 May 2021.
- Proposed Site Plan drawing ref. 2010 stamped as received on 24 May 2021.

The submitted information is considered acceptable and condition 10 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

Drainage

The following information has been submitted for approval in respect of planning condition 12:

- Surface Water Drainage Design referenced JSD/J072 dated April 2021 stamped as received on 24 May 2021.
- (Revision A) received on 24 May 2021.
- S104 - Dobb Brook Close, Manchester - PLP Construction - 4200039419
- External Works G.A. Foul Surface Water Drainage ref J071/ 101 Rev B stamped as received on 07 June 2021
- Email from Clive Part dated 23 August 2021

The submitted information is considered acceptable and condition 12 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

MCC records highlight that an unnamed historic watercourse traversed the site which may increase the risk of a culvert being present beneath the site. The applicant conducted site investigation to investigate the possible culvert onsite, which found no evidence of a culvert. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Ground Conditions

The following information has been submitted for approval in respect of planning condition 16:

-Ground Tech Consulting Remediation Specification dated September 2021 ref. GRO-21052-2396 received by the City Council as Local Planning Authority on 16 September 2021.

The submitted information is considered acceptable and condition 16 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

Driveway Drainage

The following information has been submitted for approval in respect of planning condition 29:

-Surface Water Drainage Design referenced JSD/J072 dated April 2021 stamped as received on 24 May 2021.

(Revision A) received on 24 May 2021.

-S104 - Dobb Brook Close, Manchester - PLP Construction - 4200039419

-External Works G.A. Foul Surface Water Drainage ref J071/ 101 Rev B stamped as received on 07 June 2021

-Email from Clive Part dated 23 August 2021

The submitted information is considered acceptable and condition 29 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

Date: 22 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.