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

Jason Coulborn
Watson Homes
Spark Studio
208-210 Great Clowes Street
Salford
M7 2ZS

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 (drainage maintenance), 11 (EV charging), 12a (Travel Plan), 18 (vehicular access), 21b (acoustic insulation), 22 (waste management), 25 (boundary treatment) and 26 (external lighting) attached to planning permission referenced 123900/FO/2019

Location: 929 Ashton Old Road, Manchester, M11 2NH

Date of application: 16 April 2021

Application number: CDN/21/0312

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 no.6 Drainage Maintenance
The Drainage Maintenance Plan ref: 190151 rev.A received 11th May 2021 is considered to be acceptable , on the basis the measures in Drainage Maintenance Plan ref: 190151 rev.A are fully implemented on an on-going basis in perpetuity condition no.6 is discharged .

Condition no.11 EV's
The provision of 4 charging points in the form of 2 double header EV Charging stations, together with ducts for the proposed and future electric charging points as shown 5085-KGA-00-00-DR-E-300-R6 (Electrical Services Plan) received 18th June 2021 are considered to be satisfactory. On the basis the development is implemented in accordance with the details 5085-KGA-00-00-DR-E-300-R6 (Electrical Services Plan), condition no.11 is discharged.

Condtion no.12a Travel Plan
The submitted Travel Plan ref: J1282/TP March 2021 rev.A by DTPC, includes targets and travel plan initiatives ,with regular monitoring and reviews of travel patterns by a designated Travel Plan Coordinator, and is considered to be satisfactory. On the basis

that the development is implemented in accordance with measures in the travel plan ref: J1282/TP March 2021 rev.A, condition no.12a is discharged.

Condition no.18 Vehicular Access
The details on plan ref: ELL-19051-B-WH-550 rev.G (section 278 layout) received 16th April 2021are considered to be acceptable. On the basis that the development is implemented in accordance with plan ref: ELL-19051-B-WH-550 rev.G (section 278 layout), condition no.18 is discharged.

Condition no.21b Acoustic Insulation
The letter from planning agent dated 7th April 2021 confirming that the glazing used throughout the scheme achieves 39dB reduction, and that no ventilators have been installed due to the scheme using a Mechanical Ventilation Heat Recovery (MVHR) system, thereby negates the need for any passive ventilation has been noted . This has been considered in conjunction with the Guardian Glass Acoustic Performance Glazing Configuration (6.76mm (33.2) LamiGlass Sound Reduction 16mm Cavity 6mm Float Glass)received 16th April 2021, and the email from Envirovent Limited to Planning Agent dated 11th May 2021, and attached acoustic data sheet which details the acoustic properties of the MVHR unit. The submitted information is considered to be satisfactory and condition no.22b is discharged.

Condition no.22 Waste Management
The content of the Email from Kevin Ma dated 6th August 2020 , confirming the refuse collection details in relation to where the refuse collection vehicles would stop to collect bins from the two proposed bin store enclosures, and confirmation that bins would be returned to the enclosures by the refuse collection operatives have been noted .

The Waste Management Proforma dated 23.02.2021 , and plan ref: 911286-TADW-XX-00-DR-A-101-P-10(site plan) in regard to the location of bin stores, together with the contents of the email from One Manchester dated 29th June 2021 confirming Biffa will service the two waste and recycling facilities on site as an assisted collection once they have been issued with a FOB for access dated 29th June 2021 have been examined and are considered to be acceptable

On the basis that the development is implemented in accordance with the submitted information and plan detailed above condition no.22 is discharged.

Condition no.25 Boundary Treatment
Plan ref: 911286-TADW- A- N/W- DR- A- 107- P- 10 (Proposed elevations sheet 1 of 2) has been considered solely in regard to the boundary treatment to the northern elevation and plan ref: 911286-TADW- A- S/E- DR- A- 108- P- 8 (Proposed elevations sheet 2 of 2) has been considered solely in regard to the boundary treatment to the western elevation;
received 16th April 2021 have been considered together with plan ref: 611226 201 Rev.P2 (Boundary treatment details and locations) received on 16th June 2021, and that the railings would be grey in colour and the low wall element of the proposed boundary treatment would comprise black brickwork .

In additional the email provided by the planning agent from GMP dated 20th May 2021, confirming that given the circumstances of the site having a public footpath passing through the site they were satisfied that the railing heights can be installed to the heights being proposed at 1.2m - 1.5m has also been noted .

The submitted information detailed on the plans specified above is acceptable , and condition no.25 is discharged on the basis that the development is implemented in full accordance with the plans specified above.

Condition no.26 External Lighting
Exterior Lighting report ref: DN-MR-0321-001 dated 10.03.2021 including lux level plans
In the location Plan ref: ASD-DN-MR-0321-001 SHEET 1 of 1 R.00 (Car Park lighting plan), together with the lighting designs wall mounted Stealth Elite LED 1500, Wide Beam Angle, Black, Clear Diffuser (ref: SEL/B4LED1500-M1); Mini Highway Diamond™ Elite, Black, 4000K, LED 12, 500mA, S1 Optic (ref: HWD/B4LED1250-S1) submitted on 2nd July 2021 has been examined and the content of the email form the planning agent dated 6th July 2021confirming the lighting columns within the Dakley Street scheme would be black in colour has been noted . The submitted information and content do the email dated 6th July 2021 are considered to be satisfactory. On the basis that the development is implemented in accordance with the details above condition no.26 is discharged.

Date: 8 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.