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

Mr Ben Walton
The Casey Group Ltd
Rydings Road
Rochdale
OL12 9PS

Agent (if used)

Mr Gareth Reid
MHA Architects
Suite 1B Origin
70 Spring Gardens
Manchester
M2 2BQ

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 5 (Drainage) and 22b (acoustic insulation) attached to planning permission referenced 122897/FO/2019

Location: Bank Bridge Road, Land Adjacent To And Comprising Ilk Street And Alpine Street, Manchester, M11 4GD

Date of application: 21 May 2021

Application number: CDN/21/0367

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.

Condtiion no.5 Drainage
The following documents and plans have been examined :-
-12068 Bank Bridge Road Hydraulic Analysis; 12068 Surface Water Hydraulic Analysis Storm Sewer design ;Completed United Utilities application form for the adoption of new sewers (section 104); Location plan; Drawing ref: SHE-0136-9000-1200-9000 Hydrobrake Optimum; document ref: SHE-0136-9000-1200-9000 Hydro-Brake Optimum head/flow characteristics; received 15th June 2021;

-19.B.12068/23 rev.A (Section 104 Adopted Drainage Plan); 19.B.12068/24 rev.A (Section 104 drawing Legals plan for land registry purposes); 19.B.12068/25 rev.A (Section 104 drawing Longitudinal sections Sheet 1 of 3);

-The content of email from Andrew Mulligan at Carley Daines & Partners dated 5th August 2021 together with the details shown on plan ref: 19.B.12068/20 rev. H (Drainage Plan) and Bank Bridge Road Hydraulic Analysis received 5th August 2021:
-Drainage Verification letter from Andrew Mulligan at Carley Daines & Partners dated 17th August 2021 and appended photographs received 17th August 2021.

- The content of email from Andrew Mulligan at Carley Daines & Partners dated 24th August 2021;

- Email from planning agent dated 25.08.2021 confirming that the attenuation basin had not as yet been constructed so there are no additional photographs required to indicate it being removed;

On the basis the attenuation basin has not been constructed and development is implemented in accordance with plans and documents referenced above , I can confirm that condition no.5 is discharged.

Condition no.22b Noise Assessment
The verification report dated 5th May 2021 from ADC Acoustics ref:ARR/PPN/C/3171.01 has been examined and is considered to be acceptable . On the basis that development accords with verification report dated 5th May 2021 from ADC Acoustics ref:ARR/PPN/C/3171.01, I can confirm condition no. 22b is discharged.

Date: 27 August 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.