

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

Approval of details reserved by condition

Applicant

Mr O Gawad
Gorebrook Works
Pink Bank Lane
Manchester
M12 5GH

Agent (if used)

Mr Robert Spavin
Concept Studio Architecture Ltd.
51 Normanby Road
Manchester
M28 7TS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (materials), 11 (external equipment), 20 (waste storage) and 23 (landscaping) attached to planning permission ref:126127/FO/2020

Location: Gorebrook Works , Pink Bank Lane, Manchester, M12 5GH

Date of application: 1 July 2021

Application number: CDN/21/0494

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.

C3 Materials

The discharge of condition 3 (Materials) is approved on the basis that the development is implemented in accordance with the following elevation and roof material specification stamped as received by the City Council as local planning authority on 1 July 2021 and amended by letter and email from Concept Studio Architecture Ltd dated 18 June 2021 and 23 July 2021: Tata Steel Trisomet steel profiled 60mm cladding with RAL 7001 Silver Grey finish.

The implemented materials shall be maintained in situ at all times thereafter.

C11 Ex equipment

The discharge of condition, 11 (External equipment) is approved on the basis that the development is implemented in accordance with details of letter from Concept Studio Architecture Ltd dated 18 June 2021, which confirms that no externally mounted plant and/or equipment would be submitted as part of the development.

C20 Waste storage

The discharge of condition 20 (Waste storage) is approved on the basis that the development is implemented in accordance with detail of drawing referenced: Proposed waste storage plan Ref: RJS54_PL_008 stamped as received by the City Council as local planning authority on 1 July 2021 and amended by email from Concept Studio Architecture Ltd confirming that the waste storage enclosure would comprise timber

elevations to a height of 1.8 metres. The approved details shall be implemented before the occupation of any part of the development alongside the agreed waste management strategy and maintained in situ thereafter.

C23 Landscaping

The discharge of condition 23 (Landscaping) is approved on the basis that the development is implemented in accordance with the detail of drawing referenced RJS54_PL_007 - Proposed Landscape Plan and emails from Concept Studio Architecture Ltd dated 23 July 2021 and 3 August 2021 confirming that the development would continue to accord with approved document (attached to planning permission ref: 126127/FO/2020 and) referenced: Flood Risk Assessment & Drainage Strategy Report at Gorebrooks Works, Longsight dated September 2019 Ref: 19-13-12454 by Carley Daines & Partners received on 5 February 2020 and that the works within 8 metres of Gore Brook have been related to a Flood Risk Activity Permit. The approved details shall be implemented before the occupation of any part of the development and maintained in situ thereafter.

Date: 24 August 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.