

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

Approval of details reserved by condition

Applicant

Mr. Mark Sextom
Wiggett Construction Ltd.
Viking House
449 Middleton Road
Oldham
OL9 9LB

Agent (if used)

Mr. Tom Riggall
HNA Architects Ltd
Temple Works
Temple Street
Oldham
OL1 3NJ

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 4 (Local Labour), 6 (Ground Conditions Verification), 11 (Environmental Standards), 12 (Drainage Verification), 14 (Noise), 16 (Lighting) and 18 (Secured by Design) associated with planning permission 125961/FO/2020

Location: Land Off Linn Street, Manchester, M8 5SN

Date of application: 3 March 2022

Application number: CDN/22/0131

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 4 Local Labour

The following information has been submitted in respect of this planning condition:

- Local Employment Outcomes Report by Wiggett Construction stamped as received by the City Council, as Local Planning Authority, on the 3 March 2022

The above information has been considered and is acceptable.

Condition 4 is now formally discharged.

Condition 6 Ground Conditions

The following information has been submitted in respect of this planning condition:

- Remediation Validation Report (ref: 1284) by Build Vision Consulting Engineers stamped as received by the City Council, as Local Planning Authority, on the 3 March 2022

- Soil Depth photos stamped as received by the City Council, as Local Planning Authority, on the 25 April 2022

The above information has been considered and is acceptable. Condition 6 is now formally discharged.

Condition 11 Environmental Standards

The following information has been submitted in respect of this planning condition:

- Completion Compliance Report (ref: 2202/05) by Lancaster Maloney stamped as received by the City Council, as Local Planning Authority, on the 13 March 2022

The above information has been considered and is acceptable.

Condition 11 is now formally discharged.

Condition 12 Drainage

The following information has been submitted in respect of this planning condition:

- SuDS Management & Maintenance Plan, and the SuDS Verification Report (ref: 1284) and by Build Vision Consulting Engineers confirming the installation of the required SuDS measures for the project stamped as received by the City Council, as Local Planning Authority, on the 3 March 2022

The above information has been considered and is acceptable.

Condition 12 is now formally discharged.

Condition 14 Noise

The following information has been submitted in respect of this planning condition:

- Internal Ambient Noise Level Assessment (ref: J003726-5459-TD-01) by PDA Acoustic Consultants stamped as received by the City Council, as Local Planning Authority, on the 5 April 2022

The above information has been considered and is acceptable. Condition 14 is now formally discharged.

Condition 16 Lighting

The following information has been submitted in respect of this planning condition:

- Drawing (ref: P0103-99-Linn Street-1300-04) and the Outdoor Lighting Report (ref: P0103-99-Linn Street-1101) stamped as received by the City Council, as Local Planning Authority, on the 3 March 2022

The above information has been considered and is acceptable in order to satisfy this planning condition. The development shall be carried out in accordance with this information.

Condition 16 is formally discharged.

Condition 18 Secured by Design

The following information has been submitted in respect of this planning condition:

- Secured by Design Accreditation Certificate stamped as received by the City Council, as Local Planning Authority, on the 3 March 2022

The above information has been considered and is acceptable in order to satisfy this planning condition.

Condition 18 is formally discharged.

Date: 18 May 2022

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.