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

Mrs Fozia Ahmed
22 Glendale Avenue
Manchester
M19 1FF

Agent (if used)

Mr Barry Tang
Tang and Associates Ltd - Chartered Architects
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Manchester
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Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions: 3 (Material specifications), 10 (Construction Management Plan), 12 (Air Quality Assessment), 13 (Waste Management), 14 (Contaminated land), 15 (Drainage), 17 (Japanese knotweed), 18 (Ecology survey) and 19 (Bio-diversity strategy) relating to planning permission ref: 123132/FO/2019

Location: Land At Junction Of Lawton Street And Cornwall Street, Manchester, M11 2EN

Date of application: 17 September 2020

Application number: CDN/20/0576

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 (Material specifications) is approved on the basis that the development is implemented in accordance with the following materials specifications that shall be maintained in situ thereafter:

i. Ibstock 63mm Staffordshire Slate Blue Smooth Clay Facing Brick;
ii. Quad Core Architectural Wall Panels KS600-1000 in Metallic Silver;
iii. Powder coated aluminium doors in Anthracite Grey RAL 7016.

C10 CMP
The discharge of condition 10 (Construction Management Plan) is approved on the basis that throughout its construction phase, the development is implemented in accordance with the following document referenced: Construction (Design and Management) Regulations 2015 Construction Phase Plan - Erection of a commercial

building to accommodate 1 no MOT station unit with first floor office and associated car parking and landscaping Buildcom Developments Ltd.

C12 air quality
The discharge of condition 12 (Air Quality Assessment) is approved on the basis that the development is fully implemented in accordance with:

i. Document referenced REC Baseline Air Quality Assessment, Reference: AQ107955 dated: November 2019,including the recommendations set out in Table 6 of the approved document;
ii. The provision of one electric vehicle charging point as confirmed by Tang and Associates email of 30 October 2020 and in the position shown on drawing referenced Location Plan, Existing & Proposed Site Plan Ref: 9444/20 Rev F attached to Tang & Associates email dated 12 May 2022, which allows confirms that a charging capacity of 7KW/H would be achieved.

The approved measures shall be fully implemented upon occupation the development and retained in situ at all times thereafter.

c13 wp
The discharge of condition 13 (Waste Management) is approved on the basis that the development is implemented in accordance with document referenced: project Waste Management Plan, Cornwall Street, Openshaw, Manchester, dated 31 November 2020 Rev 1 by Phlorum Ltd. The agreed measures shall be implemented upon occupation of the development and maintained in situ at all times thereafter.

c14 con land
The discharge of condition 14 (Contaminated land) is approved on the basis that the development is implemented in accordance with documents referenced:

Cornwall Street, Manchester Phase 2 Geo Environmental Investigation Risk Assessment and Remediation Strategy Job Number: CL-602-LKC 20 1046-02-R2 (Revision 2) dated: December 2020 Typical Gas Membrane drawings - Land at junction of Lawton Street and Cornwall Street and Ground gas protection manufacturers specification by Proctor Issue July 2021 attached to Tang and Associates Architecture email dated 1 November 2020 and email from Tang and Associates Architecture dated 1 November 2021 confirming that the specified membrane would prevent methane and carbon dioxide CO2 emissions.

When the development commences, the development shall be carried out in accordance with the previously agreed remediation strategy and a completion / verification report shall be submitted to and approved in writing by the City Council with the revised remediation strategy, which shall take precedence over any remediation strategy or earlier revised remediation strategy.

C15 Drainage
The discharge of condition 15 (Drainage) is approved on the basis that the development is implemented in accordance with the following documents:

Letter from Herrington Consulting Ltd Ref: SB/2555/10274 Rev 2 - Discharge of condition 15 for proposed development at Cornwall Street. Openshaw, Manchester, M11 2LH and associated details including:
Indicative drawings layout Ref: HC-255-501

Construction details drawing Ref: HC-2555-S02
Drainage long section Ref: HC-2555-S03
Herrington Consulting Ltd Storm Network - Proposed drainage network calculations dated 13 August 2021
Site reconnaissance drawing
Greenfield water run-off rates
UU Sewer record and water mains records
Operation and maintenance schedule - Previous pavement
Operation and maintenance schedule - Bio retention system
Hydro International - Warranty, maintenance an COSHH statement, including hydro brake details
UU email dated 12 August 2021 confirming acceptability of discharge rates

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ at all times thereafter.

c17 Japanese knotweed
On the basis that the development is undertaken in full accordance with the measures specified in document referenced: Proposed New Commercial Building Invasive Species Management Plan Cornwall Street Job Number: IPM 19 1063 Version 001 Date of Survey: 18th May 2020 by LK Group, I can confirm that the first element of the condition relating to the treatment of Japanese Knotweed has been satisfied . However, condition no.17 cannot be formally discharged until details verifying the eradication of Japanese Knotweed have been submitted to and approved in writing by the City Council as local planning authority . As such condition no.17 cannot be fully discharged at this time.

C18 Ecology
The discharge of condition 18 (Ecology survey)) is approved on the basis that the development is implemented in accordance with the details contained within documents referenced:

i. Planning Application 123132/OF/2019, Consent Condition 18 - update to Bat Survey Report (trees) to inform Bat Method Statement for Land at Cornwall Street and Lawton Street, Openshaw, Manchester, M11 2NT;
ii. Applicant email dated 11 April 2022 confirming that removal of trees was undertaken to in response to hazards caused by weather damage during February 2022 and was not related to works constituting the implementation of the development

c19 bio diversity
The discharge of condition 19 (Bio-diversity strategy) is approved on the basis that the development is implemented in accordance with document referenced: Strategy to Discharge Condition 19 of the decision notice ref 123132/FO/2019 (Manchester City Council) dated 3 July 2020 by Tyrer Ecological Consultants Ltd. The agreed measures shall be implemented upon occupation of the development, including measures for bat and swift habitats, and maintained in situ at all times thereafter.

Date: 16 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 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.