

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

Approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (materials), 4 (ground conditions), 9 (off site highway works), 10 (travel plan), 12 (cycle storage) and 15 (crime impact measures) attached to planning permission referenced 112400/JO/2016

Location: 32 George Leigh Street, Manchester, M4 5DG

Date of application: 25 February 2022

Application number: CDN/22/0113

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.

Materials

The following information has been submitted in respect of planning condition 3 (Materials):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.
- Supporting Information- External Materials Schedule, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 3 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Ground conditions

The following information has been submitted in respect of planning condition 4 (ground conditions):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

- Ground Survey- Hand Pit Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Windowless Sample Borehole Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Cable Percussion Borehole Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Dynamic Probe Log, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Exploratory Hole Location Plan, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Ground Investigation Report, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Phase 1 Ground Report, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Ground Survey- Soils Lab Tests- George Leigh Street, stamped and received by the City Council as Local Planning Authority on 13 April 2022.
- Correspondence- Remediation Statement to Discharge Planning Condition 4, stamped and received by the City Council as Local Planning Authority on 20 May 2022.

The above details are considered to be acceptable and condition 4 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Off site highway works

The following information has been submitted in respect of planning condition 9 (off site highway works):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.
- Supporting Information, numbered 2382-02-102, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 9 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Travel plan

The following information has been submitted in respect of planning condition 10 (travel plan):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.
- Supporting Information- Travel Plan, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 10 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Cycle storage

The following information has been submitted in respect of planning condition 12 (cycle storage):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

-Drawing- Proposed- Floor Plan, numbered 2382-02-65, stamped and received by the City Council as Local Planning Authority on 25 February 2022.
-Drawing- Proposed- Floor Plan, numbered 2382-02-66, stamped and received by the City Council as Local Planning Authority on 25 February 2022.
-Drawing- Proposed- Floor Plan, numbered 2382-02-67, stamped and received by the City Council as Local Planning Authority on 25 February 2022.

The above details are considered to be acceptable and condition 12 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Crime impact measures

The following information has been submitted in respect of planning condition 15 (crime impact measures):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 25 February 2022.
-Correspondence- Confirmation Scheme has been Built in Accordance with Secure By Design, stamped and received by the City Council as Local Planning Authority on 27 May 2022.

The above details are considered to be acceptable and condition 15 attached to planning permission referenced 112400/JO/2016 is formally discharged on the basis the development is fully implemented in accordance with the approved details.

Date: 27 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.