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 Ajmal M
Prime Developers Ltd
Unit 2 Brook House
Old Wood Lane
Cheadle
SK8 2PE

Agent (if used)

Mr Barry Tang
Tang and Associates Ltd - Chartered Architects
Entrance W1 First Floor
Westwood House
Greenwood Business Centre
Manchester
M5 4QH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Construction Management Plan), 4 (wheel wash), 14 (ground conditions) and 21 (drainage) attached to planning permission referenced 110464/MO/2015/N1

Location: Land Adjacent To Kingsbridge Road And Camelia Road, Manchester, M9 5SQ

Date of application: 22 September 2020

Application number: CDN/20/0600

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 no.3 CMP
The Construction Traffic Management drawing ref: 9149/003 rev.A received 22nd September 2020 , has been considered together the Revised Construction Management Plan dated 23rd October 2020 received 9th November 2020. On the basis the development is implemented in accordance with the measures details shown on the Construction Traffic Management Plan ref: 9149/003 rev.A and in the Revised Construction Management Plan throughout the construction period condition no.3 is discharged.

Condition no.4 Wheelwash
The Construction Traffic Management drawing ref: 9149/003 rev.A received 22nd September 2020 , has been considered together the Revised Construction Management Plan dated 23rd October 2020 received 9th November 2020. On the basis the development is implemented in accordance with the measures details shown on the Construction Traffic Management Plan ref: 9149/003 rev.A and in the Revised

Construction Management Plan throughout the construction period condition no.4 is discharged.

Condition no.14a Ground conditions
The content of the Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy by LK Consult Limited Ref: CL-602 - LKC 17 1427-02 (R1)received 9th November 2020 has been examined . It is accepted that no gas protection measures, nor a Materials Management Plan (MMP) would be expected to be required. The proposals for the Environmental Cover System are acceptable and the selected option should be confirmed in due course within the site completion report. On the basis that the development is implemented in accordance with the Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, I can confirm condition no.14a is discharged.

Condition no.21 Drainage
The submitted Revised Surface Water Drainage Plan ref :3586 rev.D and Ambiental Upper and Lower Catchment drainage calculations received 26th May 2021 are considered to be satisfactory . On the basis that the development is implemented in accordance with the Revised Surface Water Drainage Plan ref :3586 rev.D and associated information received on 26th May 2021 , condition no.21 is discharged.

Any SuDS components proposed for Highways offered for adoption may be subject to comment from the Local Highways Authority regarding adoptability requirements.

Date: 28 May 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.