

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

Approval of details reserved by condition

Applicant

Nick David
Dean Trust
Ashton On Mersey School
Cecil Avenue
M33 5BP

Agent (if used)

planning
EillisWilliams Architects
Wellfield
Chester Road
Preston Brook
WA7 3BA

Part 1 – Particulars of the application/development

Proposal: Discharge of condition no.5 (Sustainability); no.11b (Contaminated Land); no.12 (Fume extraction); attached to planning permission ref:124522/FO/2019.

Location: Dean Trust Ardwick , 345 Stockport Road, Manchester, M13 0LF

Date of application: 15 March 2021

Application number: CDN/21/0204

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.5 Sustainability

The submitted Dean Trust, Ardwick Post Construction Sustainability Review Report Ref: MA459-MEP-RPT-003 dated February 2021 by Troup Bywaters and Anders has been examined. It is noted that SRL Technical Services completed a BREEAM pre-assessment, based on the information provided by the project team, and identified a target score of 55.49% (BREEAM 'Very Good'), and that the review report illustrates the post-construction review of the Environmental Assessment, actions taken within the project and anticipated score (Very Good) if a formal accredited BREAM process was executed in the project. Furthermore, that measures implemented in relation to Environmental Sustainability, include:

- Energy conservation - focus on the building envelope (form and fabric), including improved air tightness, and improved thermal insulation .
- Use of daylight.
- Energy efficiency measures.
- High efficacy LED lighting and presence control.
- Low water demand.
- Energy metering to quantify demands, local within the building.
- Mixed-mode ventilation solution, allowing passive ventilation when able to meet internal comfort requirements.

On the basis that measures specified in the Post Construction Sustainability Review Report have been implemented , condition no.5 is discharged.

Condition no.11b Contaminated Land

The information submitted in the Clean Cover System Validation Letter ref: NS/M4246/9858 20 January 2021 by Brownfield Solutions Ltd, has been examined and is considered to be acceptable. I can therefore confirm that condition no.11b is discharged.

Condition no.12 Fume extraction

The email from the planning agent to the local planning authority dated 15th March 2021, confirming that no relevant system of fume extraction has ever been part of the development has been noted . On the basis that the development does not required the installation of any fume extraction equipment, I can confirm that further action is required , and the fume extraction condition (no.12) can be discharged.

Date: 6 April 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.