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 Natalie Ternent
EG Group
Euro House
Waterside
Haslingden Road
Blackburn
BB1 2FA

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Materials) and 12 (Refuse) attached to planning permission ref: 125594/FO/2019

Location: Asda Eastlands Sportscity , Ashton New Road, Manchester, M11 4BD

Date of application: 17 November 2020

Application number: CDN/20/0623

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 Materials
The following materials received on 27th October 2020 have been examined and are considered to be acceptable.

-Roof Sheets
Profile - Kingspan Topdek - Membrane Armour Plan Quadcore - Light Grey

-Feature Cladding
Bennets Timber BEN-STAR1 Profile in Larch. 125mm cover width finished in Teknos Paint System Base Coat: Wicker and Top Coat: Cypress

-Feature Cladding
Eternet Equitone Facade Panels - Linea HessianLT60

On the basis that the development is implemented using the materials detailed above , condition no.3 is discharged.

Condition no.12 Refuse Storage

The following submitted information has been considered in relation to the storage of waste at the proposed development:
-Litter management plan;
- Email on 08.10 2020 from the planning agent confirming that refuse collections would be twice per week via a private collection;
-Email from agent 21.10.2020 confirming the provision of 2 x general waste bins and 1 x recycling bin within the utility yard, where operationally, there is more than sufficient room to ensure that staff can comfortably access the bins and that the bins can be safely contained within said area. Furthermore, the confirmation received, that internally the utility yard measures approximately 9m long x 3m wide and the Eurobins to be used measure 1.27m long by 1m wide.
- Plan received 03.11.2020 from planning agent showing the location of the Eurobins within the bin storage area.
- Email from agent 02.12.2020 confirming that the operator does not have glass recycling bins, but has two types of bins; general waste and dry mixed recycling, with two for general waste and one for dry mixed on this site .

On the basis that the development is implemented in accordance with the submitted information and the content of the emails listed above, condition no.12 is discharged.

Date: 6 January 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.