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 Paul Hunter
The Casey Group Ltd
Rydings Road
Rochdale
OL12 9PS

Agent (if used)

Mr Gareth Reid
MHA Architects
Suite 1b Origin
70 Spring Gardens
Manchester
M2 2BQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 19 (Biodiversity enhancement) and 22a (Noise) attached to planning permission ref: 122897/FO/2019

Location: Bank Bridge Road, Land Adjacent To And Comprising Ilk Street And Alpine Street, Manchester, M11 4GD

Date of application: 22 October 2020

Application number: CDN/20/0682

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.19 Biodiversity Enhancement
The submitted Landscape and Ecological Management Plan and Appendix 1 plan showing the location of the proposed location and the of bird and bat boxes ref: UES02374/02 has been examined and is considered to be satisfactory. On the basis that the development is implemented in full accordance with the measures set out in the Landscape and Ecological Management Plan (including the installation of bird and bat boxes in accordance with Appendix 1) , condition no.19 is discharged.

Condition no.22a Noise assessment
It is noted that the original report ref: ARR/PPN/C/2889.01 has had to be updated, as since the original assessment the site layout and plot numbers have changed slightly, and that whilst this has led to some very subtle differences to the calculations, the conclusions are unchanged. On the basis that the development is implemented in accordance with the noise assessment ref ARR/PPN/C/2889.01 dated 18th September 2020, I can confirm that condition no.22a is discharged.

Before part (b) can be discharged a noise insulation verification report shall be submitted, before the houses are occupied in order to confirm the expected noise eels within the properties have been achieved.

Date: 11 November 2020

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.