

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

Approval of details reserved by condition

Applicant

Mr Liam Jones
Woodhouse Drive
Wigan
WN6 7NT

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 3 (materials), 6(a) (ground conditions), 7 (piling), 8 (construction management), 22 (landscaping) and 33 (tree replacement) associated with planning permission 124767/FO/2019

Location: 56 Bank House Road, Manchester, M9 8LT

Date of application: 25 February 2020

Application number: CDN/20/0142

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 3 - Materials

The following information has been submitted in respect of this planning condition:

Material Schedule ref: 6585-JMA-ZZ-ZZ-sb-A-00-0002_External Material and Components, received via email 16 April 2020 and email in relation to concealed fixings dated and received 23 June 2020.

Brick

- o Berkshire Red
- o BLA 001

Cladding

- o Kingspan - XL Forté Ref: Kingspan KS1000 Architectural Wall Panels colour: Sapphire Blue RAL 5003
- o Alucobond - colour: Orange 210 (concealed fixed)

Glazed door

- o Senior Architectural Systems Ref: SPW500 Doors - colour: RAL 7016

Window

- o Veka UK Group Ref: Matrix 70 System - colour RAL 7016

Louvered panel

- o Gilbert Ref: WPZ50 & WPF50 - colour: RAL 7016

Roof

- o Profiled metal roof Range: Ash & Lacy Ref: Standing seam, Plastic coating (Steel)
Canopy
- o Freestanding Monopitch Polycarbonate Canopy - Range: Twinfix
Rainwater goods
- o Alutec - Aluminium pipe and gutter

The above materials are considered to be acceptable. The development must be carried out in accordance with this material specification.

This formally discharges condition 3 of planning approval 124767/FO/2019.

Condition 6a - Cont Land

The information submitted 'Sutcliffe Phase III Remediation & Validation Proposals, ref: 30186LG - R03, Date: February 2020' stamped as received by the City Council as Local Planning Authority on 25 February 2020 and agents email received and dated 30 March 2020, 23 April 2020 & 26 May 2020 are considered to be acceptable

The development must be carried out in accordance with this information.

This formally discharges condition 6(a) of planning approval of 124767/FO/2019. In order to discharge this condition in full, part (b) of this condition needs to be complied with.

Condition 7 - Piling

The following information has been submitted in respect of this planning condition:

- Appendix D. Piling Risk Assessment. Revised 004 stamped as received by the City Council, as Local Planning Authority, on the 28 August 2020

The above document has been read in conjunction with the following:

Phase I desktop study. Prepared by HSP Consulting Ltd. Date: February 2018.

Phase 2 Geo-Environmental assessment report. Prepared by HSP Consulting Ltd.
Date: April 2018

Phase III Remediation & Validation Proposals. Prospect House Primary School.
Prepared by Sutcliffe. Report Reference: 30186LG-R03. Date: February 2020.

Construction Design Management document. Driven Precast Piling. Prepared by Roger Bullivant. Date: 21st February 2020. Ref: B/P/19/2166.

Phase II Interpretative Ground Assessment. Prospect House Primary School. Blackley Manchester. Prepared by: Sutcliffe. Report Reference: 30186LG-R02. Issue B. Date: April 2020.

The above information has been considered and is acceptable. The piling at the development shall be carried out in accordance with the documents above.

Condition 7 is now formally discharged.

Condition 8 - CMP

The information submitted 'Construction Phase Plan FS0831-JMA-01 00-DR-A-90 0002 S4 REV P4' received via email 10 March 2020, Agents email dated and received 18 March 2020 and Q201 Project Management Plan received 7 April 2020 is considered to be acceptable.

The development must be carried out in accordance with the agreed information/details.

This formally discharges condition 8 of planning approval 124767/FO/2019.

Condition 22 - landscaping

The information submitted 'Planting Plan - FS0831-DEP-00-XX-DR-L-0015 Rev E' received via email 17 July 2020 is considered to be acceptable.

The development must be carried out in accordance with the agreed drawing.

This formally discharges condition 22 of planning approval 124767/FO/2019.

Condition 33 - Tree Planting

The information submitted 'Planting Plan - FS0831-DEP-00-XX-DR-L-0015 Rev E' received via email 17 July 2020 and agents email dated and received 17 July 2020 is considered to be acceptable.

The development must be carried out in accordance with the agreed drawing.

This formally discharges condition 33 of planning approval 124767/FO/2019.

Date: 5 October 2020

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.