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 Kilbride
Capital & Centric
66-72 Chapeltown Street
Manchester
M1 2WH

Agent (if used)

Miss Emma-Jane Dawson
shedkm
Tempest
Liverpool
L2 2DT

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 11b (Contaminated Land) and 13 (Surface Water Drainage) (Phase 2) attached to application ref no 113363/FO/2016 (as amended by 117349, 117951, 120825, 123802 and 124418)

Location: 66-72 Chapeltown Street, Manchester, M1 2WH

Date of application: 16 September 2019

Application number: CDN/19/0767

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.

Conditions 11b (Contaminated Land)
Conditions 11b (Contaminated Land)- On the basis of the following:

E3P supplementary site investigation 12th September 2018;
EA Consignment Note submitted 11/9/18; and
Use of PROTECTA-LINE BARRIER PIPE AND FITTINGS SYSTEMS in accordance with PROTECTA-LINE PIPE data sheet;

the pre-occupation requirements of the condition are discharged on the basis that the external landscape is being completed by another contractor once buildings 1-3 (phase 01) is complete and that building control have provided temporary 6 month approval for a temporary landscape treatment, final sign off of this condition be deferred for a 6 month period.

13 (Surface Water Drainage)
13 (Surface Water Drainage)- On the basis of compliance with Building 4 Drainage Plan 292-01 B4-400 Rev G and JOULE Crusader Works Updated Surface Water Drainage Statement Ref 292/01 Rev B July 2017 and that on the basis that capacity of the permeable perforations will be sufficient to evacuate excess water and that there is

no risk of subsidence due to infiltration into the made ground the condition is discharged.

Date: 21 August 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.