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 Tahir Ahmed
Mayfair Property Investments Ltd
177 Lees Road
Oldham
OL4 1JP

Agent (if used)

Mr Benjamin Carr
Clive Sall Architecture
Unit 2
Providence Yard
Ezra Street
London
E2 7RJ

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 3 (Materials), 6 (waste storage), 8 (trees) and 10 (Construction Management Plan) relating to application 116200/FO/2017.

Location: 118 Daisy Bank Road, Manchester, M14 5QH

Date of application: 16 March 2018

Application number: CDN/18/0203

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.

C3 Materials
The discharge of condition 3 (Materials) is approved on the basis that the authorised extension is constructed using materials matching the following submitted samples as cross referenced in document Ref: 118 Daisy Bank Road - Manchester Discharge of Conditions - In addition to previously issued information January 2019 by Clive Sall Architecture (Section 2.2 - page 12):

i. Reclaimed handmade brick;
ii. Reclaimed natural grey slate and

confirmation of the use of hardwood window frames to match the detail of the elevations relating to the authorised extension only (Section 2.2 Materials - Windows, pages 16 and 17).

The materials used in the implemented development shall be maintained in situ thereafter.

C6 Waste Management
The discharge of condition 6 (Waste Management) is approved on the basis that the authorised development is implemented in accordance with document Ref: 118 Daisy

Bank Road - Manchester Discharge of Conditions - In addition to previously issued information January 2019 by Clive Sall Architecture (Section 2.1 - pages 7 - 10), including the erection of the specified Falcolot-250 Bin Store in the position shown on page 19 of the above of the above document. The waste storage and collection arrangements shall be in place upon occupation of the development and retained in situ thereafter.

C8 Tree protection
The discharge of condition 8 (Tree protection) is approved on the basis that the authorised development is implemented in accordance with document Ref: 118 Daisy Bank Road - Manchester Discharge of Conditions - 118 Discharge of conditions for listed building application 116215/LO/2017 dated March 2018 by Clive Sall Architecture as supplemented by 118 Daisy Bank Road - Manchester Discharge of Conditions - In addition to previously issued information January 2019 by Clive Sall Architecture. The approved tree protection measures shall be implemented upon of construction works and throughout the construction period. All works within the root protection areas of the trees on this site must be carried out in accordance to BS:5837.

C10 CMP
The discharge of condition 10 (Construction Management Plan) is approved on the basis that the authorised development is implemented in accordance with document referenced Construction Management Plan: 118 Daisy Bank Road received 5 August 2019 and supplemented by email dated 4 October 2019 from Clive Sall Architecture confirming arrangements for contractor on-site car parking, vehicle loading and unloading and scheduling of deliveries.

Any required permits and traffic management will need to be agreed with the Network Resilience Team.

Date: 21 October 2019

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.