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	Agent (if used)
Sister Josephine The Little Sisters of The Poor 52 Plymouth Grove West Manchester M13 0AR	Mr Mansoor Nazir DHA Architects 33 Powell Street Birmingham B1 3DH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Cladding Specification), 6a (Contaminated Land), 7 (Drainage) and 9 (Japanese Knotweed) relating to planning permission 120559/FO/2018

Location: St Josephs Home , 52 Plymouth Grove West, Manchester, M13 0AR

Date of application: 21 May 2019

Application number: CDN/19/0437

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.

C4 Cladding specificatio
The discharge of condition 4 (Cladding specification) is approved on the basis that the development is fully implemented in accordance with the following drawings referenced:

i. Proposed contextual elevation Sheet 1 742/ 21 Rev K;
ii. Proposed contextual elevation Sheet 1 742/ 22 Rev K;
iii. Phase 4 - Proposed New Wing Extension Typical Details Materials 742/ 427 Rev D;
iv. Phase 4 - Curtain Wall - Elevation, section and details 742 /844.

The implemented details shall be maintained in situ thereafter.

C6 Contam Land
The discharge of condition 6a (Contaminated land) is approved on the basis that the development is undertaken in accordance with the following documents:

Phase II Ground Investigation Report for a Proposed New Residential Wing at St Joseph's Home, Manchester by GIP Limited, Dated: 2nd April 2019 Ref: KCD/27958 (Revision 1) Report Status: FINAL

Remedial Strategy & Verification Plan for a Proposed New Residential Wing at St Josephs Home, Manchester with appendices (Phase III) by GIP Limited, Dated: 15 August 2019 Ref: jph/27958 RS

The requirements of Part B of condition 6 requires discharge, including confirmation that following completion of agreed remedial works, the undertaking of a watching brief will require validation/verification. Full requirements to secure the discharge of Part B are available at:
http://www.manchester.gov.uk/info/100006/environmental_problems/2366/contaminated_land_and_environmental_searches/2

C7 Drainage
The discharge of condition 7 (Drainage) is approved on the basis that the development is undertaken in accordance with the following details and specification within the following drawings:

218008-S-01 Proposed Drainage Works Plan
218008-S-02 Existing Drainage Plan
218008-S-03 Proposed Drainage Details
218008-S-15 Storm Water Indicative Overland Flow Plan

Email for DHA Architects confirming the following:

i. As the attenuation tank is specified using proprietary units the nearest size above the calculated volume actually give around a 20% increased volume, therefore minimising the risk of surcharge;
ii. The site has an in house maintenance team who regularly check the gullies and drainage points , so the risk of them becoming blocked is very low, and if a blockage was ever reported they are on hand to deal with such an eventuality almost immediately.

Following implementation the approved details shall be maintained in situ.

C9 Japanese knotweed
The discharge of condition 9 (Japanese knotweed removal) is approved on the basis that the development is implemented in full accordance with the following document:

Method Statement for the Removal of Japanese Knotweed at St Joseph's Care Home, 52 Plymouth Grove, Manchester M13 0AR by Lingard Farrow Styles

Date: 23 September 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.