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 Rob Carter
OnSide Youth Zones
Atria
Spa Road
Bolton
BL1 4AG

Agent (if used)

Mr Steve Kendall
Seven Architecture
1-3 Walk Mill
51 Bengal Street
Manchester
M4
6LN

Part 1 – Particulars of the application/development

Proposal: Application to discharge Conditions 4 (Contaminated Land), 15 (Boundary Treatment) and 29a (Local Employment) attached to planning permission 120580/FO/2018

Location: Vacant Plot On The Corner Of Hyde Road, Queens Avenue And Queensland Road, Manchester, M12 5PS

Date of application: 26 April 2019

Application number: CDN/19/0350

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 4 - Contam Land
The following additional information has been submitted for consideration:

o Brownfield Solutions Ltd Validation Report NS/C4134/8423 dated April 2019

The submitted information has been assessed and the following comments can be made:

The proposed validation report submitted are considered to be acceptable for this development. Therefore, on the basis that the development is constructed in accordance with the approved scheme, this formally discharges Condition 4 of planning approval 120580/FO/2018.

Condition 15 - Boundary Treatment
The following additional information has been submitted for consideration:

o Boundary Treatment Plan numbered 017185_C - 208 Rev B

The submitted information has been assessed and the following comments can be made:

The proposed boundary treatments for around and within the site as shown on the above drawings are considered to be acceptable for this development. Therefore, on the basis that the development is constructed in accordance with the approved plan, this formally discharges Condition 15 of planning approval 120580/FO/2018.

Condition 29a - Local Labour
The following additional information has been submitted for consideration:

o Domis Construction Labour and Workforce Document Revision 1 dated January 2019

The submitted information has been assessed and the following comments can be made:

The Local Labour Agreement report submitted is considered to be acceptable for this development. Therefore, on the basis that the development is constructed in accordance with the approved strategy, this formally discharges Condition 29a of planning approval 120580/FO/2018.

Date: 11 June 2019

Signed: 

Julie Roscoe
Head 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.