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 Julian Craddock
C/o Agent

Agent (if used)

Mr Nick Smith
Emery Planning Partnership Ltd
Units 2 - 4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 14 (external waste storage), 15 (internal waste storage), 16 (bin store), 19 (service arrangements), 20 (cycle storage) and 21 (parking/service roads) attached to planning permission 117404/FO/2017

Location: Parkwood , 39A Daisy Bank Road, Manchester, M14 5GP

Date of application: 29 November 2018

Application number: CDN/18/0899

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 14 storage and disposal of was
Condition 14 is discharged on the basis that the development is undertaken in accordance with waste management scheme comprising:

i. Letter from Emery Planning EPP ref: 18-464;
ii. Drawing ref: Landscape Proposals PR/JC01/17/GA/01 Rev C received 23 January 2019;
iii. Email from Emery Planning dated 23 January 2019 detailing food waste storage.

These arrangements shall be put in place upon the occupation of the development and maintained in situ thereafter.

Condition 15 Waste collection point
Condition 15 is discharged on the basis of the related management arrangements as set out in the Emery Planning letter of 27 November 2018 referenced (EPP Ref: 18-84). These arrangements shall be put in place upon the occupation of the development and maintained in situ thereafter.

Condition 16 Secured external bin store

Condition 16 is discharged on the basis that the development is undertaken in accordance with the submitted for provision of a secured bin store, which relates to the following details:

i. The formation of a feather board fence and gate to a height of 1.4 metres, with screening to the proposed service road formed by a returning section of brick wall as shown on drawing ref: PR/JC01/17/GA/01 Rev. C;
ii. The details and dimensions set out in your letter referenced: EPP Ref: 18-84.

These arrangements shall be put in place upon the occupation of the development and maintained in situ thereafter.

Condition 19 Servicing arrangements
Condition 19 is discharged on the basis that the development is undertaken in accordance with the servicing arrangements, as set out in your letter EPP Ref: 18-84, which shall be in place upon occupation of the development and maintained in situ thereafter.

Condition 20 Cycle storage
Condition 20 is discharged on the basis that the development is fully implemented in accordance with the following details, which shall be in place upon occupation of the development and maintained in situ thereafter:

i. Proposed cycle shelter location and specification J000046/SK102;
ii. Letter referenced: EPP Ref: 18-84.

Condition 21 Setting out of car parki
Condition 21 can be discharged on the basis that the development is undertaken in accordance with the detail of the following swept path drawings:

Vehicle Entry Swept Path Assessment Spaces 1-4 Ref: J000046/ATR01;
Vehicle Entry Swept Path Assessment Spaces 5-8 J000046/ATR02;
Vehicle Entry Swept Path Assessment Spaces 9 & 10 J000046/ ATR03;
Vehicle Exit Swept Path Assessment Spaces 1-4 J000046/ATR04;
Vehicle Exit Swept Path Assessment Spaces 5-8 J000046/ ATR05;
Vehicle Exit Swept Path Assessment Spaces 9 & 10 J000046/ ATR06.

Date: 29 January 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.