MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Applicant

Mr Ahmed
STG
C/o Agent

Agent (if used)

Mr Tom Kelly
Jennings Design Associates
The Warehouse
Saxon Street
M34 3DS

Part 1 – Particulars of the application/development

Proposal: Discharge of condition nos 4 (contaminated land), 9 (secured by design) and 12 (construction management statement) of planning permission ref: 117128/FO/2017

Location: Buckthorn Close, Manchester, M21 7UG

Date of application: 26 February 2018

Application number: CDN/18/0126

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

Condition no. 4
Condition no. 4 - Before the Contaminated Land Section can recommend discharge of condition 4, the following information needs to be submitted to the Council for approval:

(i) Addendum gas monitoring report and risk assessment to be submitted once all the monitoring rounds have been completed.
(ii) Provision of the calibration certificate(s) for the gas monitoring equipment to cover the period of monitoring.
(iii) Provision of the pre-demolition asbestos survey
(iv) Post demolition site investigation and risk assessment will be required to provide full site coverage
(v) No controlled waters risk assessment has been provided to date
(vi) Provision of a detailed remediation strategy
(vii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Condition no. 9
Condition no. 9 - Greater Manchester Police have been consulted and have have stated that no evidence has been provided to show that the scheme is to achieve Secured by Design accreditation.

They have recommended that contact is made with the Design for Security team at GMP, to proceed please email info@designforsecurity.org requesting a SBD application form.

Condition no. 12
Condition no. 12 - The submitted construction management plan is sufficient from a highways perspective. However, Environmental Health colleagues have raised the following concerns:

The working hours given in section 7 are not in accordance with the MCC accepted hours and need to be corrected to:

- Monday-Friday 07:30 to 18:00
- Saturday 08:30 to 14:00
- No work on Sundays or Bank Holidays

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Date: 29 March 2018

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 or 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 their 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.