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

Select Support Partnerships Ltd
Malcolm House
Fernside House & Stable
27 Windsor Road
Manchester
M40 1QQ

Agent (if used)

Mr F Rafiq
Inspire Planning Solutions Ltd
Europa Business Park
Building 67
Bird Hall Lane
Stockport
SK3 0XA

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (waste management) and 6 (security) relating to planning application 114133/FO/2016 (approved under appeal decision referenced APP/B4215/W/17/3169605)

Location: Malcolm House, Fernside House & Fernside Stables, 27 Windsor Road, Newton Heath, Manchester, M40 1QQ

Date of application: 13 November 2017

Application number: CDN/17/0706

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 3 - Waste Management
The following information has been submitted for consideration:

o Waste Management Proforma
o Supporting Statement by Inspire Planning Solutions
o Site layout Drawing numbered MH02 Rev A dated 12/12/17 received on the 18th December 2017 by email

The information submitted as listed above has been considered and the following comments can be made.

The information submitted is now considered to be sufficient to discharge the condition. The location and proposed method for enclosure for the bin storage area is considered to be acceptable along with the proposed number of bins and capacity for recycling.

Therefore, providing the development is implemented in accordance with these details, this formally discharges Condition 3 relating to planning appeal APP/B4215/W/17/3169605.

Condition 6 - Security
The following information has been submitted for consideration:

o Site Plan with Location of Condition 6 Security
o Supporting Statement by Inspire Planning Solutions

The information submitted as listed above has been considered and the following comments can be made.

The information submitted is now considered to be sufficient to discharge the condition. Confirmation has now been received in relation to new fittings and apartment doors, entrance controls, lighting and cctv.

In relation to the installation of CCTV, this is welcomed to improve the security of the site. Information has now been provided showing the images being collected by the installed cctv cameras and that the extent of the coverage is within the site and not beyond to adjacent residential properties. Therefore, this should not result in a loss of privacy being caused through the installation of cameras.

Therefore, providing the development is implemented in accordance with these details, this formally discharges Condition 6 relating to planning appeal APP/B4215/W/17/3169605.

Date: 8 January 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 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.