

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

Partial approval of details reserved by condition

Applicant

Mr Ola Abraham
Four Columns Realty Ltd
Unit 10B Albion Trading Estate
Mill Street
Salford
M6 6LL

Agent (if used)

Mr - Hatami
Orya Architectural Studios
12 Winsham Grove
Birmingham
B21 0QH

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 3 (Materials), 8 (Contaminated Land), 10 (Drainage), 11 (Landscaping), 12 (Environmental Standards Statement) attached to planning permission 133472/FO/2022.

Location: 21 Goodman Street, Manchester, M9 4FD

Date of application: 28 February 2025

Application number: CDN/25/0188

Part 2 – Particulars of decision (a)

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

Condition 12 (ES Statement)

The following information has been submitted in respect of planning Condition 12 (Environmental Standards Statement):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 28 February 2025.
- Supporting Information- Environmental Standards Statement (Energy Counsel), stamped and received by the City Council as Local Planning Authority on 28 February 2025.

The above details are considered to be acceptable to discharge the condition 12 attached to planning permission referenced 133472/FO/2022 on the basis the development is fully implemented in accordance with the approved details.

To achieve the energy outputs committed to this will involve the use of PV panels. No details of such PV panels are provided. If the PV panels are to be installed at the same

time as the erection of the dwellinghouse, then the PV panels require consent and an application needs to be submitted for the LPA to consider such development.

Part 2 – Particulars of decision (b)

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

Condition 3 (Materials)

The following information has been submitted in respect of planning Condition 3 (Materials):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 28 February 2025.
- Drawing- Location Plan- Location Plan and External Materials Specification, stamped and received by the City Council as Local Planning Authority on 28 February 2025.

The information submitted to discharge condition 3 is not sufficient.

The outstanding evidence is required:

- Materials for proposed doors.
- Material information for guttering, fascia board, drain pipes etc.
- Please either supply photos of the bricks and tiles proposed against the neighbouring property or arrange for physical samples proposed to be viewed on site.

Until such details are received and agreed, condition 3 cannot be discharged.

Condition 8 (Contaminated Land)

The following information has been submitted in respect of planning Condition 8 (Contaminated Land):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 28 February 2025.
- Ground Survey- Phase 1 Preliminary Risk Assessment (Oakshire Environmental, dated 6 June 2022), stamped and received by the City Council as Local Planning Authority on 28 February 2025.

The information submitted to discharge condition 8 is not sufficient.

The outstanding evidence is required:

Environmental Health have reviewed the submitted Oakshire Environmental Phase 1 Preliminary Risk Assessment dated 6 June 2022 and advise that the assessment should ascertain whether any current or previous sections of the outbuilding contained Asbestos Containing Materials (Appendix B - Site Photos indicates that roofing sheets have been at least partially removed) and, if so, how these materials have been managed in terms of maintenance and disposal and whether they pose any risk to future occupants of the development. The report should also clarify whether any potentially contaminative materials have been introduced to the site, as the site photos indicate that levelling materials may have been used beneath existing patio slabs and these materials may include ash/clinker, which would not be suitable for the proposed end use.

Until such details are received and agreed, condition 8 cannot be discharged.

Condition 10 (Drainage)

The following information has been submitted in respect of planning Condition 10 (Drainage):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 28 February 2025.

-Drainage Information- SUDS Drainage Assessment, report ref: 77326R1, stamped and received by the City Council as Local Planning Authority on 28 February 2025.

The information submitted to discharge condition 10 is not sufficient.

The outstanding evidence is required:

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

United Utilities request sight of a proposed drainage plan with levels.

Until such details are received and agreed, condition 10 cannot be discharged.

Condition 11 (Landscaping)

The following information has been submitted in respect of planning Condition 11 (Landscaping):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 28 February 2025.

-Drawing- Proposed- Landscaping Plan, numbered 0190-CD-001, stamped and received by the City Council as Local Planning Authority on 28 February 2025.

The outstanding evidence is required:

Information needs to be provided as to the product for the hardstanding to be used and whether the slabs are permeable. Please supply.

Until such details are received and agreed, condition 11 cannot be discharged.

Date: 24 April 2025

Signed:



Julie Roscoe

Director 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.