

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

Approval of details reserved by condition

Applicant

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R&M Property Group
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SK9 4LY

Agent (if used)

Mr Manuel Atkinson
Bernard Taylor Partnership
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486 Didsbury Road
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SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (materials), 4 (construction management), 5 (highways works), 6 (waste management), 8 (flood risk), 10 (acoustic), 11 (electric charging), 14 (cycle parking), 15 (biodiversity), 19 (secure by design) attached to planning permission 139774/JO/2024

Location: Land At The Junction Of Varey Street And Cross Lane, Manchester

Date of application: 19 March 2025

Application number: CDN/25/0257

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.

materials

Condition 3 materials previously approved under reference-CDN/24/0358

Construction Management

Condition 4- Construction Management previously approved under reference CDN/24/0737

Highways

Condition 5 Highways-Previously approved under reference CDN/24/0737

Waste Management

Condition 6 Waste Management- Previously approved under reference CDN/24/0358

Flood Risk

Condition 8 Drainage- Previously approved under reference CDN/24/0737

Noise Impact Assessment

Condition 10 Noise Impact Assessment- Previously approved under reference
CDN/24/0358

Electric Vehicle Charging

Condition 11 - Electric Vehicle Charging-Previously approved under reference
CDN/24/0358

Cycle Parking

The information submitted Shedstore specification for bike storage 6'5 x 2'10 Forest
Double Door Overlap Wooden Bike Shed / Pressure
Treated is sufficient to discharge condition 14 in full.

Biodiversity

The information submitted in the Biodiversity Enhancement Plan ref 81-132-002
received 19th March 2025 is sufficient to discharge Condition 15

Secure By Design

The information submitted for the discharge of part a of the Secure By Design condition
(letter from GMP Secure By Design) is sufficient to discharge the precommencement
part of the condition. The Verification report needs to be submitted once the measures
have been implemented to fully discharge this condition.

Date: 28 May 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 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 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 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.