

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

Partial approval of details reserved by condition

Applicant

Ms Hayley Wilson
SIS UK Ltd
Unit 1-2 Bestwood Road
Brookhill Ind Estate
Pinxton
Nottingham
NG16 6NT

Agent (if used)

Mr Matthew Druce
Labosport Ltd
Unit 3 Aerial Way
Hucknall
Nottingham
NG156DW

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Construction Management Plan), 4 (Surface Water Drainage), 5a (Contaminated Land), 6 (Contractors Compound), 8 (Cycle Storage), 9 (Hours of Operation), 10 (Noise Management Plan) and 14 (HMMP) attached to planning permission 141932/FO/2025

Location: Unity Community Primary School, 41 Allesley Drive, Manchester, M7 4YE

Date of application: 22 July 2025

Application number: CDN/25/0703

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 3 CMP

The content of the following documents and plans have been reviewed and are considered to be satisfactory.

- Planning agent email dated 26th August 2025
- Construction Management Plan (CEMP) ref: 020925 received 2nd September 2025
- Site Traffic Management Plan ref:24-6150 001 rev. B received 3rd September 2025
- Content of planning agent email dated 16th September 2025 and Swept Path Analysis plan ref: 30748 SK01 received 16th September 2025.

On the basis that the development is implemented in accordance with the details in the documents and plans referenced above, condition no.3 is discharged.

Condition 5a Contaminated Land

The content of the Teir 1 Preliminary Risk Assessment ref: STX7023-R01-Rev. A has been examined and is considered to be satisfactory.

On the basis that the development is implemented in accordance with the details in the the Teir 1 Preliminary Risk Assessment ref: STX7023-R01-Rev. A , condition no.5a is discharged.

Condition 8 Cycle Storage

The details on Bike Rack dimensions plan ref: 24-0479 06P rev.01 and the Cycle shelter visual received 2nd September 2025 have been reviewed and are considered to be acceptable.

On the basis that the development is implemented in accordance with the Bike Rack dimensions plan ref: 24-0479 06P rev.01 and the Cycle shelter visual referenced above, in the location shown on plan ref: LSUK.24-0479-03P_Development Layout_V2, and the agreed

works are completed prior to the Play Zone being brought into use and be retained thereafter, condition no.8 is discharged.

Condition 14 HMMP

The Habitat Management and Monitoring Plan rev. A September 2025 ref: RT-MME-182463 received 11th September 2025 has been reviewed and is considered to be satisfactory .

On the basis that the development is implemented in accordance with the Habitat Management and Monitoring Plan rev. A September 2025, and retained thereafter, condition no.14 is discharged.

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 4 Drainage

The surface water drainage design ref: R-00227-001-A-SWD dated July 2025 has been examined, and is not sufficient for condition no.4 to be discharged. Further information related to confirmation in respect of where the 'existing private surface water sewer' discharges to, and whether evidence of agreement from United Utilities is required, together with the proposed invert levels and dimensions at the connection to the 'existing private surface water sewer'; the proposed attenuation volume and porosity % for the permeable sub-base; the proposed overland flow routes for extreme events; where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken; a plan indicating easements (SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753)); and construction details of flow control and SuDS components.

On the basis of the surface water drainage design ref: R-00227-001-A-SWD dated July 2025 condition no.4 is not discharged.

Condition 6 Contractor's Compound

The content of the following documents and plans have been reviewed and are considered to be satisfactory in relation to part a of condition no.6

-Planning agent email dated 26th August 2025

- Construction Management Plan (CEMP) ref: 020925 received 2nd September 2025

-Site Traffic Management Plan ref:24-6150 001 rev. B received 3rd September 2025

- Content of planning agent email dated 16th September 2025 and Swept Path Analysis plan ref:

30748 SK01 received 16th September 2025.

However, insufficient information has been submitted in relation to a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated (part b of condition no.6). As such, condition no.6 cannot be formally discharged at this time.

Condition 9 Hours of Operation

The content of the Noise Impact Assessment ref: 11299/GK version 1 has been considered in conjunction with the details on Elevations plan ref: 24-0479-04 rev.02, in relation to the hours of operation being sought - 08:00-22:00 Monday to Sunday. It is not considered that sufficient information has been provided in respect of noise matters to enable the condition to be discharged on the basis of the hours of operation being sought. Therefore, condition no.9 is not discharged at this time.

Condition 10 Noise Management Plan

The content of the Noise Impact Assessment ref: 11299/GK version 1 has been considered in conjunction with the details on Elevations plan ref: 24-0479-04 rev.02.

On the basis of the contents of document and plan referenced above, there is not sufficient information to enable the discharge of condition no.10, and as such condition no.10 is not discharged at this time.

Date: 22 September 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.