

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 John Yeo
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Barrington Road
Altrincham
WA14 1JY

Agent (if used)

PRP Manchester
PRP Architects
Croxley House
14 Lloyd Street
Manchester
M2 5ND

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (materials), 5a (local labour), 6 (drainage), 7a (ground conditions), 7b (ground conditions verification) and 13a (noise) attached to planning permission referenced 134052/FO/2022.

Location: Land Bounded By Varley Street, Sandal Street, Bradford Road And Stracey Street, Manchester

Date of application: 27 April 2023

Application number: CDN/23/0276

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.

Materials 3

The materials proposed on the external elevations are considered acceptable and condition 3 is considered discharged.

Local Labour Agreement 5a

The information submitted for the discharge of Condition 5a comprised of the Local Labour Proposal Form - Construction Phase. This has been reviewed and is considered sufficient to discharge Condition 5a Local Labour Agreement.

Drainage

The information submitted Sutcliffe Site Specific Flood Risk Assessment , Sutcliffe 32455-SUT-ZZ-XX-DR-C-6010 Flood Flow Route, Sutcliffe 32455-SUT-ZZ-XX-DR-C-6200 Proposed Drainage Strategy, Sutcliffe 32455-SUT-ZZ-XX-DR-C-6201 Proposed Catchment Areas, Sutcliffe 32455-SUT-ZZ-XX-DR-C-6202 Surface Water Connection, Sutcliffe 32455-SUT-ZZ-XX-DR-C-6210 Cellular Attenuation Structure all received 27th April 2023

together with letter from United Utilities dated 31st May 2023 raising no objection are sufficient to discharge condition 6 Drainage.

Noise13a

Noise Survey by Fes Acoustics Reference Number A001269 Dated September 2022 Issue 2 BS 8233:2014 Analysis has been submitted and is sufficient to discharge condition 13a so long as the proposal is implemented in accordance with the submitted detail.

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.

Ground Conditions 7a

The information submitted in Betts Geo November 2022 has been assessed. Further information is required, with the information submitted being insufficient to discharge condition 7a at this time.

Verification 7b

Insufficient information has been submitted to enable discharge of this condition. Therefore condition 7b cannot be discharged at this time.

Date: 8 August 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.