

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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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 parts a and b (ground conditions), 6 (highway works) and 11 part a (surface water drainage) attached to planning permission referenced 139997/FO/2024

Location: Land At Welcomb Street, Openshaw, Manchester

Date of application: 12 February 2025

Application number: CDN/25/0129

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 no. 5a, b (ground condition)

The following information has been reviewed and is considered to be satisfactory in regard to condition no.5 parts (a) and (b).

- o RPS Phase 2 Geo-Environmental and Geotechnical Site Investigation Report, Ref. JER9536, Version 1, Dated 05 August 2022

- o Hydrock Ground Gas Mitigation Technical design note, Ref. 22975-HYD-XX-XX-RP-GE-0001 Rev P02, Dated 24 January 2025

Received 12th February 2025

- o Remediation Strategy & Verification Plan (22975-HYD-XX-XX-RP-GE-5001 rev. P02) dated 10 April 2025

Received 16th April 2025

On the basis the development is implemented in accordance with the details in the documents referenced above, condition no.5 parts (a) and (b) are discharged.

Condition no.6 (highway works)

The Cover Letter ref: P4506-SPA-LT-TP-003 rev. A, and highway ownership plan confirms that there are no proposals to alter the adopted highway, and any works will be

within the site edged red. This has been considered in conjunction with and highway ownership plan and the site as shown on proposed site plan ref: 12481-AEW-XX-XX-DR-A- 0503 rev. P17. On the basis of the details referenced above, condition no.6 is discharged.

Condition no.11a (Drainage)

The following plans and report have been reviewed solely in relation to surface water drainage:

- Proposed cross sections Sheet 1 of 2 plan ref: 22975-HYD-XX-XX-DR-C-0510 rev. T02
- Proposed cross sections Sheet 2 of 2 plan ref: 22975-HYD-XX-XX-DR-C-0511 rev. T02
- Proposed levels plan ref: 22975-HYD-XX-XX-DR-C-0600 rev. T02
- External Works plan ref: 22975-HYD-XX-XX-DR-C-0700 rev. T02
- Drainage and external pavement details sheet 2 plan ref: 22975-HYD-XX-XX-DR-C-1102 rev. T02
- Drainage and external pavement details sheet 3 plan ref: 22975-HYD-XX-XX-DR-C-1103 rev.T02

Received 12th February 2025

- Drainage Strategy ref: 22975-HYD-XX-XX-RP-C-0500 rev. P05 dated 11 April 2025
- Proposed drainage layout ref: 22975-HYD-XX-XX-DR-C-0500 rev. T04
- Drainage Response to LLFA Comments (CDN-25-0129)

Received 16th April .2025

On the basis that the development is implemented in accordance with the content of the documents and plans referenced above condition no.11a is 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 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.