

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

Approval of details reserved by condition

Applicant

Mr Jonathan McCaul
McCaul Developments Ltd
C/o Agent

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Secured by design), 9 (Landscaping), and 15 (Geo Environmental Investigation) attached to planning permission 136140/JO/2023.

Location: All Souls Rectory, Every Street, Manchester, M4 7DQ

Date of application: 13 May 2025

Application number: CDN/25/0452

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.

Secured by Design

The following information has been submitted in respect of this planning condition:

- o Secured by Design Certificate (Reference 2023/0189/SBD/01; Dated 06/05/2025)

Stamped as received by the City Council as Local Planning Authority on 13/05/2025.

The submitted information is acceptable in regard to condition 3 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details.

Condition 3 is discharged on this basis.

Landscaping

The following information has been submitted in respect of this planning condition:

- o 23-301 / 001 Rev H: Hard Landscaping Plan
- o 23-301 / 002 Rev E: Soft Landscaping Plan

All stamped as received by the City Council as Local Planning Authority on 13/05/2025.

The submitted information is acceptable in regard to condition 9 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details.

Condition 9 is discharged on this basis.

Geo-Environmental Investigation

The following information has been submitted in respect of this planning condition:

- o Ground Investigation Report (Prepared by Sub Surface; Reference 7741A; Dated January 2024)
- o Phase 2 Geo-Environmental Investigation & Assessment (ref: 7261G-WML-00-XX RP-G-0002 Rev A; Prepared by WML Consulting; Dated September 2019)
- o Ground Contamination Letter (Prepared by A&H Safety Consultants Limited; Dated 30/01/2025)
- o 23-301 / 001 Rev G: Hard Landscaping Plan
- o Topsoil Analysis Report (Prepared by Freeland Horticulture Limited; Dated 11/02/2025)
- o Soil Delivery Confirmation Letter (Prepared by Travis Perkins)
- o Supagrow Product Information Sheet (Prepared by Supagrow)
- o Soil Images
- o Soil Images
- o Soil test certificate/Specification Sheet (Prepared by Construction Testing Solutions)
- o Waste Transfer Notes (Prepared by S.Worton Plant Hire Limited; Dated 13/03/2025 & 28/03/2025)
- o Soil Analysis Report (Prepared by R Jones; Dated 30/04/2025)
- o Email Correspondence RE Soil Sample Key Findings (Prepared by Paul Butler Associates; Dated 08/05/2025)

All stamped as received by the City Council as Local Planning Authority on 13/05/2025.

The submitted information is acceptable in regard to condition 15 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details.

Condition 15 is discharged on this basis.

Date: 3 June 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.