MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Mr Jon Scurr
R&M Property Group
The Colony HQ
Altrincham Road
Wilmslow
SK9 4LY

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 13 (Landscaping), 14 (Bicycle storage) and 15 (Biodiversity enhancements) attached to planning permission reference 136203/FO/2023.

Location: Land At Junction Of Cross Lane, Chapman Street And Roxburgh, Manchester

Date of application: 25 March 2025

Application number: CDN/25/0283

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.

Landscaping
The information submitted with the planting schedule 7098.01 Rev C has more than adequate native species to be planted, and as such if the landscaping scheme hereby agreed is implemented within 12 months from the date the buildings are first occupied then condition 13 will have been complied with.

Bicycle storage
The information submitted for the Shedstore Forest double door overlap wooden bike shed has been assessed and is considered acceptable, therefore subject to the implementation of these agreed details condition 14 can be fully discharged.

Biodiverstiy Enhancement
The information submitted on the Biodiversity Enhancement Plan ref 81-131-002 showing the location and detailing of the proposed bat and bird boxes dated 18th March 2025 are considered acceptable and therefore these agreed details should be implemented within the development prior to occupation to ensure compliance with condition 15.

Date: 16 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 of 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.