

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

**Partial approval of details reserved by condition**

**Applicant**

Andrzej Olzsanski  
Oslady Homes Ltd  
Land Next To Former 23 Great Jones  
Street  
Manchester  
M12 5NX

**Agent (if used)**

Mr Paul Carr  
Paul Carr Design Ltd  
38 Albert Road  
Hale  
Altrincham  
WA15 9AJ

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 4 (gas membrane), 5 (noise), 6 (CMP), 8 (ES) and 13 (drainage) attached to planning permission referenced 132856/FO/2022

**Location:** Land Next To Former 23 Great Jones Street, Manchester, M12 5NX

**Date of application:** 27 January 2025

**Application number:** CDN/25/0064

**Part 2 – Particulars of decision (a)**

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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.

**C5 - noise**

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

Noise Assessment Report dated 22 December 2022, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

The information is considered to be acceptable and condition 65 is now formally discharged, subject to the development only being carried out in accordance with these approved details and being completed before any of the residential units are occupied.

**C6 - CMP**

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

Construction Management Plan Revision A, dated February 2023  
Highway and Footway Dilapidation Survey dated December 2024

Drawing numbered P07, dated 2 February 2022

All stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the development only being carried out in accordance with these approved details

## **Part 2 – Particulars of decision (b)**

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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.

### **C4 - gas membrane**

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

Drawing numbered 22-5583-SE01 rev P1, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

IGE Phase 2 Geo-Environmental Investigation  
stamped as received by the City Council, as Local Planning Authority, on 17 March 2025.

The above information has been considered and is insufficient to discharge this planning condition. Condition 4 is therefore not formally discharged.

### **C8 - Environmental Statement**

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

Environmental Standards Statement dated January 2025

The above information has been considered and is insufficient to discharge this planning condition. Condition 8 is therefore not formally discharged.

### **C13 - drainage**

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

Flood Risk assessment and Surface Water Drainage Strategy, dated 20 December 2022, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025

Drawing numbered 22-5583-DR01 rev P2, stamped as received by the City Council, as Local Planning Authority, on 17 March 2025

The above information has been considered and is insufficient to discharge this planning condition. Condition 13 is therefore not formally discharged.

Date: 17 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 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](http://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.