

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

Approval of details reserved by condition

Applicant

Manchester University NHS Foundation
Trust
Cobbett House
Oxford Road
Manchester
M13 9WL

Agent (if used)

Olivia Carr
Turley
5th Floor Transmission
6 Atherton Street
Manchester
M3 3GS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (CMP) 4 (materials), 5 (invasives species), 9 (drainage) and 11 (ground conditions) attached to planning referenced 140631/FO/2024

Location: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Date of application: 21 January 2025

Application number: CDN/25/0045

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 3 (CMP)

The details contained within the submitted Construction Phase Health and Safety Plan, prepared by RECOM and the Logistic Plan, prepared by RECOM, received by the City Council as Local Planning Authority on 17 January 2025, are satisfactory. Subject to implementation of the agreed details, condition 3 can be discharged.

Condition 4 (materials)

The external materials shown on the following drawings, received by the City Council as Local Planning Authority on 17 January 2025, are satisfactory:

- Compactor Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20400 P01), prepared by Sheppard Robson;
- Staff Building Canopy General Arrangement (dwg ref. 23130-SRA-NM171-XX-DR-A-20300 P01), prepared by Sheppard Robson;
- Proposed Elevations (dwg ref. WRB-Q 24000140-02 Rev B), prepared by Wernick Group.

Subject to implementation of the agreed details, condition 4 can be discharged.

Condition 5 (Invasive Species)

The details contained within the submitted Non-native Invasive Species Survey & Control Method Report, prepared by Beech Landscape (Developments) Ltd, received by the City Council as Local Planning Authority on 17 January 2025, are satisfactory. On this basis, subject to the development being carried out in accordance with these details condition 5 can be discharged.

Condition 9 (drainage)

The information contained within the submitted Drainage Management Strategy (doc ref. 32425-HYD-XX-XX-RP-D-0001), prepared by Hydrock, received by the City Council as Local Planning Authority on 17 January 2025, is acceptable. Subject to implementation of the agreed details, condition 9 can be discharged.

Condition 11 (ground conditions)

The details contained within the following documents received by the City Council as Local Planning Authority on 18 February 2025 and supplemented by an e-mail from Turley dated 4 March 2025 are acceptable:

- Ground Conditions Desk Study and Ground Investigation Report (doc ref. 32425-HYD-XX-XX-RP-GE-1001- S2-P02), prepared by Hydrock,
- Asbestos Policy and Management Plan (EF01) (Version 6);
- Risk Assessment / Method Statement (RAMS) (Rev 1)

Subject to implementation of the agreed details, condition 11 can be discharged.

Date: 12 March 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.