

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

Partial approval of details reserved by condition

Applicant

Kirkland Developments
C/o Agent

Agent (if used)

Miss Ailsa Goudie
NJL Consulting
6th Floor Northspring
70 Spring Gardens
Manchester
M2 2BQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Construction Management Plan) and 14a Ground Conditions) attached to planning permission 137751/MO/2023

Location: Land Opposite 83-87 Vine Street, Manchester, M18 8SR

Date of application: 4 February 2025

Application number: CDN/25/0096

Part 2 – Particulars of decision (a)

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.

Condition no 14a (Ground Conditions)

The contents of the Remediation and Enabling Works Strategy ref: 14-944-R2 (dated October 2023), and Phase II Geoenvironmental Site Assessment ref: 14- 944-R1 -3 (October 2023) have been reviewed and are considered to be acceptable. On the basis that the development is implemented in accordance with the Remediation and Enabling Works Strategy ref: 14-944-R2 (dated October 2023), and Phase II Geoenvironmental Site Assessment ref: 14- 944-R1 -3 (October 2023) condition no.14a is discharged.

Part 2 – Particulars of decision (b)

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.

Condition no. 3 (CMP)

The contents of the Construction Management Plan rev. C dated January 2025 have been examined. It is considered that there is insufficient information, and further details

are required to show the proposed site access and internal site set-up areas; a updated swept-path assessment with reference to the construction site layout/access; and details to demonstrate deliveries are made internal to the site, and not from Vine Street. The Construction Management Plan also states that there are some off-site works required in order to bring the scheme to completion, but details of these works have not been provided for consideration. In view of the above matters, which need to be addressed, condition no.3 is not 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. 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.