

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

Approval of details reserved by condition

Applicant

c/o
Southway Housing Trust Ltd
729 Princess Road
Manchester
M20 2LT

Agent (if used)

Miss Lucy Furber
Iceni Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
Manchester
M2 6DS

Part 1 – Particulars of the application/development

Proposal: Discharge of condition numbers: 3(Materials),5(Drainage),7(Construction Management),11(Electric Vehicle Charging),15(Bird Boxes),19(Local Labour), 20(Contaminated Land) and 24 (Affordable Housing) from planning permission reference 135508/JO/2022

Location: Land To The Rear Of Chorlton Irish Club, Cross Road, Manchester, Chorlton, M21 9DJ

Date of application: 16 January 2025

Application number: CDN/25/0038

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 - (Materials)

The updated schedule of external materials dated December 2024 are acceptable and the development should be undertaken in accordance with these together with the window details approved under application reference 141421/NMC/2024 contained on drawing reference (PL)102 REV A as received on the 31st October 2024.

It is noted that two elements on the schedule are marked as in abeyance and the details of these elements would also be required to be submitted in the future for approval under condition 3.

Condition 5 (Drainage)

Following confirmation that the details previously approved under condition discharge CDN/23/0879 are to be installed and implemented this condition can be discharged.

Condition 7 (Construction Management)

Following confirmation that the details previously approved under condition discharge CDN/23/0879 are to be installed and implemented this condition can be discharged.

Condition 11 (Electric Vehicle Charging)

Following confirmation that the details previously approved under condition discharge CDN/24/0323 are to be installed and implemented this condition can be discharged.

Condition 15 (Bird Boxes)

Following confirmation that the details previously approved under condition discharge CDN/24/0323 are to be installed and implemented this condition can be discharged.

Condition 19 (Local Labour)

Following confirmation that the details previously approved under condition discharge CDN/23/0879 are to be implemented as part of this planning approval this condition can be discharged.

Condition 20 (Contaminated Land)

Following confirmation that the details previously approved under condition discharge CDN/24/0133 are to be implemented as part of the development this condition can be discharged.

As part of the subsequent validation report to discharge condition 21 from planning approval reference 135508/JO/2022 this validation report will, amongst other things, need to include sampling to validate that the naphthalene hotspot has been removed.

Condition 24 (Affordable Housing)

The updated Affordable Housing Statement prepared by Southway Housing that confirms that 29 residential units are to be provided for shared ownership is acceptable. The development shall be undertaken in accordance with these details.

Date: 27 January 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.