

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

Approval of details reserved by condition

Applicant

Mr Julian Hoe
J Greenwood Ltd
B9 Greengate Industrial Estate
Greenside Way
Middleton
M24 1SW

Agent (if used)

Mr Mark Harrison
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Stockport
SK1 1HD

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 (cycle shelter) and 6a (EV charging unit) attached to planning permission ref: 141366/JO/2024.

Location: 63-65 Upper Chorlton Road, Manchester, M16 7RQ

Date of application: 13 January 2025

Application number: CDN/25/0022

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 no. 5 (cycle shelter)

The design as shown on the covering note related to the discharge of condition no.5 , and the product specification sheet for the Hardy Cycle Shelter has been reviewed , together with confirmation from the planning agent that the colouration of the frame would be black (email dated 10.02.2025).

On the basis that the development would be implemented in accordance with the drawings and documents referenced above and all the agreed works completed prior to the proposed accommodation being brought into use, and would be retained thereafter, condition no.5 is discharged.

Condition no. 6a (EV charging unit)

The details and design as shown on the covering note related to the discharge of condition no.6a , and the data sheet for the QUBEVB Smart EV charger has been reviewed, together with the details of the EVC charger location and proposed ducting on plan ref: 231332 11 rev. P6 . On the basis that the development would be implemented in accordance with the drawings and documents referenced above, and that ducting to all the parking spaces shown on Proposed site plan ref: 231332 11 rev. P6 is implemented prior to the first occupation of the development hereby approved, condition no.6a is discharged.

Date: 11 February 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.