MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant	Agent (if used)
Mr Chris Baldwin Great Places Housing Group 2A Derwent Avenue Manchester M21 7QP	Mr Patrick Boyd Buttress 41 Bengal Street Manchester M4 6AF

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 14 (Drainage Management) and 34 (Travel Plan) attached to planning permission 133099/JO/2022 as amended by 137803/NMC/2023.

Location: Land At Downley Drive , Manchester, M4 6BW

Date of application: 13 November 2024

Application number: CDN/24/1053

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.

Drainage Management
The following information has been submitted in respect of this planning condition:

- Letter RE confirmation of drainage works (Prepared by Carley Daines and Partners Limited; Dated 04/03/2024)
- Drainage Maintenance Plan (Prepared by Carley Daines and Partners Limited; Dated March 2024)
- 19.B.12490/207 B: Manhole Detail Flow Control Chamber
- 20-B-12490-200 H: Proposed Drainage Strategy Drawing
- 20-B-12490-201 D: General S104 Drainage For Adoption Drawing
- 20-B-12490-201 E: General S104 Drainage For Adoption Drawing
- 20-B-12490-212 A: Proposed Backdrop to Existing Manhole For Sewer Connection
- Site photographs

All stamped as received by the City Council as Local Planning Authority on 13/11/2024.

The submitted information is acceptable in regard to condition 14 only. To fully comply with the requirements of the condition, the approved details shall be retained and maintained for the lifetime of the development.

Condition 14 is now formally discharged on this basis.

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.

Travel Plan
The following information has been submitted in respect of this planning condition:

o Resident Travel Induction Pack (Prepared by Ashley Helme)

Stamped as received by the City Council as Local Planning Authority on 13/11/2024.

The submitted information does not take into account item ii of condition 34, which requires a Travel Plan to have a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time. Therefore, the information is insufficient to discharge condition 34.

Condition 34 is still not discharged.

Date: 30 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 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.