MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Stockdale
BAM Construction
9A First Street
Medlock Street
River Street
Manchester
M15 4AA

Agent (if used)

James Stockdale
BAM Construction
Plot 9A First Street
River Street
M15 4AA

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 14 (a-g) attached to planning permission 140926/JO/2024 as amended by 141362/NMC/2024

Location: 9A First Street, Medlock Street, Manchester,

Date of application: 28 November 2024

Application number: CDN/24/1093

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 14 (a-g)
Condition 14 (a-g)

a) Details of the proposed hard landscape materials;

On the basis of implementation in accordance with the following:

Proposed Layout Plan - MN2A-PLA-ZZ-00-DR-L-001000-Hardworks GA

Plan-it Paving Justification Document - PL1471-ID-001-01 Paving Justification

Proposed Landscape Edgings GA - MN2A-PLA-ZZ-00-DR-L-001001

this part of the condition is discharged

b) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building

On the basis of implementation in accordance with the following:

Plan-it Paving Justification Document - PL1471-ID-001-01 Paving Justification

Proposed Landscape Interface Location Plan - MN2A-PLA-ZZ-00-DR-L-001002

this part of the condition is discharged

c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;

On the basis of implementation in accordance with the following:

Tree pit and soiling plan - MN2A-PLA-ZZ-00-DR-L-002001

Detail planting plan - MN2A-PLA-ZZ-00-DR-L-002002

this part of the condition is discharged.

d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and soft landscaping;

On the basis of implementation in accordance with the following:

Proposed soft landscaping plan - MN2A-PLA-ZZ-00-DR-L-002000

Detail planting plan - MN2A-PLA-ZZ-00-DR-L-002002

BAM e-mail 14 01 25 Bat Box Details and BAM e-mail 09-01 re numbers.

e) Details of the proposed street furniture including seating, bins and lighting;

On the basis of implementation in accordance with the following:

External lighting design submitted under Condition 19

Seating design and details submitted under the discharged Condition 20

this part of the condition is discharged

f) Details of any external steps and handrails;

On the basis of implementation in accordance with the following:

Proposed Layout Plan - MN2A-PLA-ZZ-00-DR-L-001000-Hardworks GA.pdf

this part of the condition is discharged

g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

On the basis that no trees were removed as part of the proposals and that trees are being planted as part of the landscaping scheme - no further action is required in relation to this part of the condition.

Date: 16 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 of 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.