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

Mr Jon Scurr
R&M Property Group
The Colony HQ
Altrincham Road
Wilmslow
SK9 4LY

Agent (if used)

Mrs Victoria Jane Saunders
Bernard Taylor Partnership
Elizabeth House
486 Didsbury Road
Heaton Mersey
Stockport
SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Construction Environment Management Plan), 5 (Highway works), 8 (Drainage) and 9 (Drainage Maintenance Scheme) from planning approval reference 136203/FO/2023

Location: Land At Junction Of Cross Lane, Chapman Street And Roxburgh Street, Manchester

Date of application: 8 August 2024

Application number: CDN/24/0736

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.

Construction Management
The Construction, demolition and management plan and construction phase plan by R and M property group received 8th August 2024 have been assessed and are sufficient to enable the discharge condition 4.

Highways works
The information submitted by SCP relating to general arrangement, signing and lining, standard details, surface finishes and kerbing and site clearance shall be finalised through the section 278 agreement however is sufficient to discharge condition 5 Highway works.

Drainage
The following information:
Storm Sewer Design submitted by Micro Drainage, received 8th August 2024
SCP Drainage Operations and Maintenance manual -Doc Ref: LC/230871/OMM REV B received 8th August 2024

SCP Drainage Flow Control Details SCP-230871-S106-0500-041 Rev B received 8th August 2024
SCP Drainage Layout received 8th August 2024
Email from SCP Design re management received 1st November 2024

is sufficient to discharge condition 8 as long as implemented in accordance with the approved documentation.

Drainage maintenance
The information submitted by SCP Drainage Operations and Maintenance manual -Doc Ref: LC/230871/OMM REV B dated July 2024 is sufficient to discharge condition 9 as long as implemented in accordance with the approved documentation.

Date: 19 November 2024

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.