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

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Agent (if used)

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Manchester
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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Materials), 11 (EV charging),13 (Bin store), 14 (Cycle stores) and 16a (Contamination land) from planning approval reference 139219/JO/2024.

Location: 7 Chapel Street, Manchester, M19 3QB

Date of application: 4 September 2024

Application number: CDN/24/0843

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.

C11 EV charging
The discharge of condition 11 (EV charging) is approved on the basis that the development is undertaken in accordance with the details of drawings referenced: EV charge point locations site plan Ref: 24-0016-30-106 Rev R01 and EV Charger - Detail and specs Ref: 24-0016-30-107 Rev R01. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

C13 Bin store
The discharge of condition 13 (Bin store) is approved on the basis that the development is undertaken in accordance with drawings referenced: Bin and cycle stores location site plan Ref: 24-0016-30-104 Rev R01 and Bin and cycle store - Technical details Ref: 24-0016-30-105 Rev R01. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

C14 Cycle store

The discharge of condition 14 (Cycle stores) is approved on the basis that the development is undertaken in accordance with drawings referenced: Bin and cycle stores location site plan Ref: 24-0016-30-104 Rev R01 and Bin and cycle store - Technical details Ref: 24-0016-30-105 Rev R01. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

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.

C3 Materials
The discharge of condition 3 (Materials) is refused as satisfactory details relating to the appearance and specification of roof tiles and window frames have not been submitted. The proposed materials would not achieve a satisfactory relationship between the development and its surrounding context, which would be necessary to accord with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

C16A Contam Land
The discharge of condition 16a (Contamination land) is refused as submitted document referenced Martin Environmental Solutions Ltd (MES) Phase Two Intrusive Investigation, Report No: 2761-1 dated July 2024 has not demonstrated that the development would be implemented in accordance with a satisfactory strategy for the remediation of historic land contamination as required by policies DM1 and EN18 of the Core Strategy for the City of Manchester.

Date: 28 October 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 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.