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

Nuvu Development Limited
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Construction Management Plan), 4 (Construction Environmental Management Plan) and 14 (Surface water drainage) attached to planning permission 129197/FO/2021.

Location: Former Jacksons Brickworks Site , Ten Acres Lane, Manchester

Date of application: 11 April 2024

Application number: CDN/24/0287

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.3 (CMP)
The correspondence from Vertase FLI dated 19th July 2024 (ref: 1932YOU_DIS_PC3_lt01) and the Construction Management Plan rev. A dated 18th July 2024, received 24th July 2024 have been reviewed . On the basis that the development is implemented in accordance with the Construction Management Plan rev. A dated 18th July 2024 , condition no.3 is discharged.

Condition no.4 (CEMP)
The Construction Environmental Management Plan rev.C dated October 2024 prepared by Vertase FLI received 4th October 2024 has been reviewed. On the basis that the development is implemented in accordance with the Construction Environmental Management Plan rev.C dated October 2024 condition no.4 is discharged.

Condition no.14 (Surface water drainage)
The letter titled Additional Information to Support Discharge of Condition 14 (Temporary Surface Water Drainage Strategy) associated with 129197/FO/2021 under CDN/24/0287 (ref: 1932YOU_DIS_CDN2402870 dated 24th July 2024 prepared by

Vertase FLI has been reviewed. The content of this correspondence , however has been further clarified by the content of the letter titled Discharge of condition no.14 Temporary Surface Water Drainage Strategy dated 20thAugust 2024 (ref: 1932YOU-CDN/24/0287-DISlt01), and the Temporary Surface Water Drainage Strategy rev.B dated August 2024 received 28th August 2024 .

On the basis of the content of the letter titled Discharge of condition no.14 Temporary Surface Water Drainage Strategy dated 20thAugust 2024 (ref: 1932YOU-CDN/24/0287-DISlt01), and the Temporary Surface Water Drainage Strategy rev.B dated August 2024 received 28th August 2024 being implemented , in particular that that treated water will be transported via tanker to an appropriate facility for further treatment and/or disposal, and there will be no connection with the public sewer, condition no.14 is discharged.

Date: 7 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 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.