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

Britannia Victoria Limited
C/o Agent

Agent (if used)

Miss Louisa Fielden
AshtonHale
Suite 3 Level 3 Astley Building
ABC Buildings
21-23 Quay Street
Manchester
M3 4AE

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 24a (tree retention) attached to planning permission referenced 139720/JO/2024

Location: Site Of Former Victoria Park Probation Centre , Laindon Road, Manchester, M14 5YJ

Date of application: 15 August 2024

Application number: CDN/24/0768

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.24a Tree Retention
The details shown on the drawings referenced below have been reviewed, together with the content of the letter from the planning agent dated 15th August 2024, in particular that the areas where construction is near to tree root protection zones are limited to a small section of the northeast corner of Block 8 and the northwest corner of Block 1, and that the fencing positions in the Arboricultural Impact Assessment and Method Statement (ref: Rev D) show the demarcation point to where no works should take place. It is also noted that the foundation construction does not affect any area beyond the fencing.

Block 1 Foundation Piled Arrangement plan ref: J7986/S100 rev.D;

Block 6A Foundation Arrangement plan ref: J7986/S603 rev. B;

Block 8 Foundation Arrangement plan ref: J7986/S800 rev. B;

On the basis that the development is implemented in accordance with the foundation details drawings referenced above, together with the tree protection measures within the Arboricultural Impact Assessment and Method Statement (ref: Rev D), condition no.24 part (a) is discharged.

Date: 9 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.