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	Agent (if used)
Mr Carl Greenwood The Co-operative Academy of Manchester Plant Hill Road Manchester M9 0WQ	Mr Gary Newton Lea Hough & Co. Oakshaw House 2 Capricorn Park Blakewater Road Blackburn BB1 5QR

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 3 (materials), 4 (construction management), 5 (parking management), 6 (car charging), 7 (waste) and 8 (contam land) attached to planning permission 139649/FO/2024.

Location: The Cooperative Academy Of Manchester, Plant Hill Road, Manchester, M9 0WQ

Date of application: 28 August 2024

Application number: CDN/24/0819

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 3 - Materials
The following information has been submitted in respect of this planning condition:

- Schedule of external materials (Prepared by LeaHough Chartered Surverors)
- WRB-Q 23000225-ELEVS: Proposed Elevations (Prepared by Wernick Group; Dated 13/03/2024)
- External wall finish Sample (Received by post 04/09/2024)

Stamped as received by the City Council as Local Planning Authority on 28/08/2024 unless specified otherwise.

The above information has been considered and is acceptable in regard to condition 3 only. To fully comply with the condition the development shall be implemented in accordance with the approved details.

Condition 3 is now formally discharged on this basis.

Condition 4 - CMP
The following information has been submitted in respect of this planning condition:

o Construction Method Statement / Traffic Management Plan REV A (Prepared by LeaHough Chartered Surveyors)

All stamped as received by the City Council as Local Planning Authority on 23/10/2024.

The above information has been considered and is acceptable in regard to condition 4 only. To fully comply with the condition the approved details shall be implemented as part of the development.

Condition 4 is now formally discharged on this basis.

Condition 5 - Parking management
The following information has been submitted in respect of this planning condition:

o Car Parking Management Document (Prepared by LeaHough Chartered Surveyors)
o BS.23-276-08: Car Parking Management Plan (Prepared by LeaHough Chartered Surveyors; Dated August 2024)

All stamped as received by the City Council as Local Planning Authority on 28/08/2024.

The above information has been considered and is acceptable in regard to condition 5 only. To fully comply with the condition the development shall be implemented in accordance with the approved details.

Condition 5 is now formally discharged on this basis.

Condition 6 - EV charging
The following information has been submitted in respect of this planning condition:

o Electric Vehicle (EV) Charging Statement (Prepared by LeaHough Chartered Surveyors)
o BS.23-276-06 REV D: Proposed Car Parking Plan (Prepared by LeaHough Chartered Surveyors; dated Aug 2024)

All stamped as received by the City Council as Local Planning Authority on 28/08/2024.

The above information has been considered and is acceptable in regard to condition 6 only. To fully comply with the condition the development shall be implemented in accordance with the approved details.

Condition 6 is now formally discharged on this basis.

Condition 7 - Waste
The following information has been submitted in respect of this planning condition:

o Waste Management Statement (Prepared by LeaHough Chartered Surveyors)

All stamped as received by the City Council as Local Planning Authority on 28/08/2024.

The above information has been considered and is acceptable in regard to condition 7 only. To fully comply with the condition the development shall be implemented in accordance with the approved details.

Condition 7 is now formally discharged on this basis.

Condition 8 - Contam Land
The following information has been submitted in respect of this planning condition:

o Ground Investigations Statement (Prepared by LeaHough Chartered Surveyors)
o Plant Hill Road/M9 0WQ/2024: Previous Report Review (Prepared by Worms Eye Ltd; dated 09/08/2024)

All stamped as received by the City Council as Local Planning Authority on 28/08/2024.

The above information has been considered and is acceptable in regard to condition part 8a only. To fully discharge the condition (8), the validation report shall be submitted to the local planning authority for review and approval.

Condition part 8a is now formally discharged on this basis.

Condition part 8b remains to be dicharged.

Date: 24 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.