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 Twana Gardi
8 Fairfax Avenue
Manchester
Manchester
M20 6AJ

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
3 Stevenson Square
Manchester
M1 1DN

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Material Schedule), 4 (Details of EV Charging points), 5 (Designs of boundary wall treatment), 9 (Landscape design scheme), 12 (Scheme for Biodiversity), 13 (Environmental Standard Statement), 14 (bike store) and 18 (Sustainable drainage designs) from planning approval reference 134755/FO/2022

Location: 8 Fairfax Avenue, Manchester, M20 6AJ

Date of application: 8 August 2024

Application number: CDN/24/0731

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.

Materials
The proposed materials submitted ref: A1544-Z100-A-01 MATERIAL SCHEDULE is considered acceptable and the development shall be constructed using the approved materials. Condition 3 is therefore considered discharged.

EV charging point
The submitted details drawing A1544 (02) AP010 P2 referencing the EV charging point specifications are acceptable and shall be incorporated into the development. Condition 4 is therefore considered fully discharged.

Condition 5 Boundary Wall
In regard to Condition 5 (Designs of Boundary Wall Treatment) Plan 'A1544(02)AP007 / P2' details the proposed boundary treatments are considered acceptable and so long as the proposal is implemented in accordance with the approved details is considered discharged.

Landscape

The details submitted plan ref: A1544(02)AP008 are considered acceptable an as long as the approved scheme as approved is implemented, the condition is considered discharged.

Biodiversity
The information submitted has been assessed by GMEU and is considered satisfactory and subject to the implementation of the approved scheme can be considered discharged.

Environmental Standards Statement
The information submitted by Energy Counsel Environmental Standards Statement Ref: Z65118 is considered acceptable and this condition is considered discharged

Bike and Bin Store
The details as submitted drawing ref: A1 544 (02) AP009 P2 bike and bin store are considered acceptable to fully discharge this condition the development shall be implemented in accordance with the approved plans and remain in situ and maintained so long as the property is in use.

Sustainable Drainage
The information submitted By City Struct has been assessed by United Utilities, and is acceptable. As such Condition 18 is considered fully discharged.

Date: 29 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.