

**Town & Country Planning Act 1990 (as amended)**  
**Planning (Listed Building & Conservation Area) Act 1990 (as amended)**

**Approval of details reserved by condition**

**Applicant**

Mr Ryan Shenton  
Southway Housing Trust  
Southern Gate  
729 Princess Road  
Manchester  
M20 2LT

**Agent (if used)**

Mr Harvinder Randhawa  
Triangle Architects  
Raven House  
113 Fairfield Street  
Manchester  
M12 6EL

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 3 (Construction Local Labour), 11 (Remediation verification), 15 (waste management strategy) and 17 (Secured by design) from planning approval reference 138023/JO/2023

**Location:** Vacant Land Off Ennerdale Avenue, Manchester, M21 7NR

**Date of application:** 19 August 2024

**Application number:** CDN/24/0778

**Part 2 – Particulars of decision**

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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 - Local Labour**

The submitted information is acceptable and condition 3 has been complied with.

**Condition 11- Remediation Verification**

The submitted information together with the Intrusive Report prepared by Worms Eye reference 'Ennerdale Avenue / M21 7NR / 2019' dated 19/3/2021 and the email response received on the 10th September 2024 is acceptable and condition 11 is discharged.

**Condition 13 - waste management strategy**

The submitted waste management strategy is acceptable and this condition is discharged.

**Condition 17 - Secured by Design**

Confirmation that the development has achieved secured by design accreditation is sufficient to discharge condition 17.

Date: 23 September 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](http://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 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.