

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 Conditions 4 (Materials), 7 (Cycle Storage), 9a (EV Charging), 10 a and b (Contaminated Land) and 33a (Local Benefit Proposal) attached to planning permission 135848/FO/2022

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

Date of application: 11 June 2024

Application number: CDN/24/0509

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. 4 (Materials)

The materials shown in the External Materials list dated 31.06.2024, and which are specified below have been reviewed, in conjunction with a visual of the wheat brick (as constructed) received 10th July 2024 .

EXTERNAL BRICK A Mickelmersh Clayburn Civic Reserve (Reverse Face). Natural mortar. Bucket handle joint. F10/5 Facing brickwork Type A 2.

EXTERNAL BRICK B Wienerberger Wheat. Natural Mortar. Bucket handle joint. F10/5 Facing Brickwork Type

PITCHED ROOF Swisspearl Jutland slates. Fibre-cement slates with riven edges

RAINWATER GOODS Brett Martin Cast Iron Effect Rainwater System R10/16 PVC-U gutters

WINDOWS / PATIO DOORS Rehau TOTAL70c. Triple glazed. To achieve U-Values of 0.8 W/m²K. L10/33 Proprietary windows

EXTERNAL FRONT DOORS TO HOUSES IdealCombi FrameIC composite doors. L20/55 Doorsets Type B

APARTMENT ENTRANCE DOOR Reynaers polyester powder coated aluminium doors.
L20/55 Doorsets Type A
VEHICULAR PAVING 197 x 173 x 50 mm Tobermore Tegula Trio (Charcoal finish)
block paving in stretcher bond with colour matched sand joints. Q24/10 Conventional
concrete block paving Type B
PEDESTRIAN PAVING 450x450x35mm Tobermore Textred Flag (Natural) block paving
in stretcher bond with colour matched sand joints Q25/52 Concrete flags
PRIVATE AND ADOPTED ROAD Black macadam roads. Q22/10 Asphalt concrete
paving to private access road & pavements Q22/11 Asphalt concrete paving to
adoptable standard.

On the basis that the wheat brickwork when implemented is consistent with the visual
of the wheat brick (as constructed) received 10th July 2024, which has variations in
colouration, and the materials specified above condition no.4 is discharged.

Condition no. 7 (Cycle Storage)

The 4no. Miko Engineering Gosforth Cycle Shelter with 4 no. Sheffield Bike Racks to
hold 40 no. cycles shown on Communal Bike Store plan ref: A662_C_4004 D have
been reviewed, together with the provision of a cycle store for each dwelling in
accordance with Typical Bike Store plan ref. A662_C_4005 B. On the basis the
development is implemented in accordance with the details on the plans referenced
above condition no. 7 is discharged.

Condition no. 9 a(EV Charging)

The confirmation in the letter dated 5th June 2024 from the planning agent in relation to
the electric vehicle charging system (EVC) being provided in accordance with all the
appropriate standards, including but not limited to:

- BS 7671 - The IET Wiring Regulations, 18th Edition
 - BS EN 61851 - Electric Vehicle Conductive Charging System
 - BS EN 61980 - Electric Vehicle Wireless Power Transfer (WPT) systems
- is noted.

Furthermore, that all chargers would be fast charge type and the EV charging system
would be provided with load management functionality has also been noted. This
information has been considered in conjunction with the additional details and level of
provision shown on the Proposed Utility Services Layout plan ref: 2482-CWC-XX-00-
DR-ME-9001 rev.P8 received on 31st July 2024. On the basis that the development is
implemented in accordance with the details referred in the documentation and on plan
ref: 2482-CWC-XX-00-DR-ME-9001 rev.P8 condition no.9a is discharged.

Condition no. 10 a and b (Contam Land)

The contents of the Phase 2 Geo-Environmental Investigation, Risk Assessment And
Remediation Strategy (ref: CL-602-LKC 21 1679-02) dated September 2022 prepared
by LK Group and Post-Demolition SI Report (ref: LKC 21 1679-03) dated 11th August
2023 prepared by LK Group have been reviewed and are considered to be acceptable.

On the basis that no gas protection measures are required, no further action is required
in respect of condition 10 (part b).

I can confirm that on the basis the measures within the reports referenced above are
implemented, condition no.10 parts a and b are discharged.

Condition no. 33a (LLB)

The content of the Local Benefits / Social Value KPI Tracker (ref: 01/05/2024 V1) prepared by Short Construction received on 11th June 2024 , as revised by the completed Victoria Park Construction Tracker proposal and reporting template dated 9th July 2024 received on 18th July 2024, has been reviewed .
On the basis of the details within the information referenced above, condition no. 33a is discharged.

Date: 6 August 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 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.