

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

Approval of details reserved by condition

Applicant

Mr Raza
Al-Raza Foundation
12-16 Park Grove
Manchester
M19 3AQ

Agent (if used)

Mr M. Amjad
Hybrid Power Ltd
77 Fields New Road
Oldham
OL9 8BT

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (materials), 4a (contaminated land), 11 (environmental standards), 17 (construction management plan) and 23 (off-site highway works) attached to planning permission ref: 127478/FO/2020.

Location: 12-16 Park Grove, Manchester, M19 3AQ

Date of application: 4 July 2022

Application number: CDN/22/0418

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.

C3 - materials

The following information has been submitted for approval in respect of this planning condition:

Materials Schedule, stamped as received by the City Council, as Local Planning Authority, on 16 December 2022.

The information is considered to be acceptable and condition 3 is now formally discharged, subject to the development only being constructed using these approved materials.

C4a - Contam land

The following information has been submitted for approval in respect of this planning condition:

Worms Eye Preliminary Risk Assessment (Desk Study) dated 25 April 2022
Worms Eye Proposed Investigation document dated 25 April 2022
Abstracts of Preliminary Risk Assessment document
All stamped as received by the City Council, as Local Planning Authority, on 4 July 2022.

Land Contamination Effects document, stamped as received by the City Council, as Local Planning Authority, on 29 August 2023.

Worms Eye Intrusive Report and Worms Eye Remediation Strategy both dated 25 March 2024 and stamped as received by the City Council, as Local Planning Authority, on 27 March 2024.

The information is considered to be acceptable and condition 4a is now formally discharged.

c11 - env standards

The following information has been submitted for approval in respect of this planning condition:

Design 4 Build Services Environmental Standards Statement, stamped as received by the City Council, as Local Planning Authority, on 4 July 2022.

The information is considered to be acceptable and condition 11 is now formally discharged, subject to the approved scheme being implemented as part of the development.

c17 - CMP

The following information has been submitted for approval in respect of this planning condition:

Design 4 Build Services Risk Assessment document, stamped as received by the City Council, as Local Planning Authority, on 21 June 2022.

Design 4 Build Services Construction Management Plan, stamped as received by the City Council, as Local Planning Authority, on 16 December 2022.

Sanderson Association Construction Traffic Management Plan, stamped as received by the City Council, as Local Planning Authority, on 10 January 2024.

The information is considered to be acceptable and condition 17 is now formally discharged, subject to the development being carried out in accordance with the approved construction management plan.

C23 - off-site highway works

The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 301027-001, stamped as received by the City Council, as Local Planning Authority, on 21 June 2022.

Drawings numbered ARF_MK_PARKGROVE_100_01 rev P02, ARF_MK_PARKGROVE_200_01 rev P02, ARF_MK_PARKGROVE_500_01 rev P01, ARF_MK_PARKGROVE_700_01 rev P03, ARF_MK_PARKGROVE_1200_01 rev P03 and ARF_MK_PARKGROVE_100_01 rev P02

MK Ltd Section 278 Highways Works document

All stamped as received by the City Council, as Local Planning Authority, on 29 August 2023.

The information is considered to be acceptable and condition 23 is now formally discharged, subject to the development being implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.

Date: 17 May 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 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.