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

Embassy
C/o Agent

Agent (if used)

Mr James Ketley
Euan Kellie Property Solutions Limited
Neo
9 Charlotte Place
Manchester
M1 4ET

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 5 (Phasing) attached to Planning Permission 137608/JO/2023.

Location: Land Bound By The River Medlock,The Bridgewater Cancal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4TY

Date of application: 22 March 2024

Application number: CDN/24/0223

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.

Phasing
Condition 5 - Phasing

Condition 5 is discharged on the basis that the development shall be carried out in a phased manner in accordance with the following information and on the basis that all drainage infrastructure shall be designed and installed under the first phase of development:

13095-AEW-SI-00-DR-A-1013 Rev P03 Proposed Phasing Plan - Phase 1;
13095-AEW-SI-00-DR-A-1013 Rev P02 Proposed Phasing Plan - Phase 2;
13095-AEW-SI-00-DR-A-1015 Rev P01 Proposed Phasing Plan - Phase 3;
Programme no. 00001 Revision A - Embassy Village Phasing Programme Updated to Reflect Drainage & Planning Sign Off, received by the City Council as local planning authority on 22 March 2024; and
Covering Letter by Euan Kellie Property Solutions, received by the City Council as local planning authority on 6 June 2024.

Date: 6 June 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.