

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

Approval of details reserved by condition

Applicant

Terra Nova Development limited
C/o Agent

Agent (if used)

Mr Adam Collinge
Bowker Sadler Architecture
Hatherlow House
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 (local labour), 17 (acoustic verification plots 1-2 and 4-12) and 21 (SBD - plots 1-12) attached to planning permission referenced 131891/FO/2021

Location: Land On The Corner Of Victoria Avenue And Chain Road, Manchester

Date of application: 7 May 2024

Application number: CDN/24/0368

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 6 (local labour)

The Local Labour Plan (operational phase) dated 11 April 2024, prepared by John Southworth, received by the City Council as Local Planning Authority on 20 May 2024, is satisfactory. Subject to implementation of the agreed measures, condition 6 can be discharged.

Condition 17 (Acoustic Verification)

The details contained within the submitted reports is satisfactory:

-Technical Memorandum (403.064791.00001) prepared by SLR, received by the City Council as Local Planning Authority on 7 May 2024;

-Indoor Ambient Noise Level Verification Report (403.064791.00001 - Rev 01) prepared by SLR, received by the City Council as Local Planning Authority on 7 May 2024;

-Assessment of the Internal Noise Report (DRUK/ACC/RS/JSBVADHBM/3277.1), prepared by Druk, received by the City Council as Local Planning Authority on 6 June 2024.

On this basis, condition 17 can be discharged in relation to 1-2 and 4-12.

Condition 21 (SBD)

The submitted certificate confirming 'Secured by Design' accreditation for plots 1-12, received by the City Council as Local Planning Authority on 7 May 2024, is satisfactory. On this basis, condition 21 can be discharged in relation to plots 1-12.

Date: 18 July 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.