

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

Approval of details reserved by condition

Applicant

Mr Neil Fairlamb
Manchester City Council
Floor 1 Town Hall Extension
Manchester
M60 2LA

Agent (if used)

Planning
Ellis Williams Architects
Wellfield
Chester Road
Preston Brook
Runcorn
WA7 3BA

Part 1 – Particulars of the application/development

Proposal: Discharge of condition numbers: 24 (Highway Works), 34 (Materials) and 35 (Hard landscaping details) from planning approval reference 132513/VO/2021

Location: Hough End Leisure Centre , 480 Princess Road, Manchester, M20 1NA

Date of application: 1 November 2022

Application number: CDN/22/0787

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 24 - Highways Works

It has been confirmed that the section 278 highway works have been finalised and approval confirmed with the developer. On this basis this condition is discharged subject to the implementation of the agreed section 278 works.

Condition 34 - Materials

The details of the following materials to be used on the external elevations of the building to match the existing building are acceptable:

- Rainscreen cladding: Interpon Ordos Sable ref: YW3871 RAL 2525 Sable
- Louvres, curtain wall and composite panels: Interpon RAL 7037,
- Brickwork: Brindle Brown Smooth by Ketley Mortar ref M3ANW021H Charcoal.

Condition 35 - Hard Landscaping

The details of the hard landscaping to be installed at the development as set out on drawing reference HEV- EWA- 02- XX- DR- L- 79007 Rev C2 are acceptable.

This includes the following block paving:

Woburn rumbled rustic and graphite - details as recieved on the 24.07.2023

Block Paving spec and colour for the ASHP location: Tobermore - Hydropave 240

(Permeable Paving) Colour: Bracken

Link: Concrete Permeable Paving Blocks - Hydropave 240 - details as received on the 11.10.2023

Woodscape Square Profile Bollard - details as received on the 07.12.2023

Versa Pennington Cycle Shelter - details as received on the 07.12.2023

Furnitubes Fordham picnic tables - details as received on the 07.12.2023

'Broxap Derby Eros' litter bins - details as received on the 07.12.2023

Date: 10 January 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.