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

Morgan Sindall Construction
6th Floor
Anchorage 2
Manchester
M50 3YW

Agent (if used)

Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 13 (drainage maintenance), 14b (ground conditions), 15b (local labour), 17b (noise impact) and 19 (SBD) attached to planning permission referenced 137705/JO/2023

Location: North Manchester Health Care NHS Trust, Central Drive, Manchester, M8 5RL

Date of application: 1 September 2023

Application number: CDN/23/0598

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 13 (drainage maintenance)
The following information has been assessed by Flood Risk Management as being acceptable:

-Verification Report & Drainage Maintenance Strategy produced by Curtins (Ref: 20200-CUR-NM110-EX-RP-C-0002 - Revision: CR) dated 25 August 2023, received by the City Council as Local Planning Authority on 1 September 2023;

-Verification videos, received by the City Council as Local Planning Authority on 1 September 2023.

Supplementary information:

-E-mail with photograph of MH S1 received from Turley dated 1 November 2023;

-E-mail received from Turley dated 2 November 2023;

-Drawings referenced 20200-IES-NM110-00-DR-M-5806/C03 and 20200-SEL-NM110-EX-DR-Y-0010/C07 received by the City Council as Local Planning Authority on 2 November 2023;

-Maintenance Instructions from SEL Environmental, received by the City Council as Local Planning Authority on 2 November 2023;

-Vortex Flow Controls details, received by the City Council as Local Planning Authority on 2 November 2023.

On the basis of the above, condition 13 can be discharged.

Condition 14b (ground conditions)
The details contained with the submitted Verification Report MSCP (parts 1-6) (Ref: 076686-CUR-00-XX-T-GE-0001-P01, Verification Report TCP01 (Ref: 076686-CUR-00-XX-T-GE-0002-P01 and Verification Report TCP05 (Ref: 076686-CUR-00-XX-T-GE-0003-P01, received by the City Council as Local Planning Authority on 1 September 2023, are acceptable. On this basis, condition 14b can be discharged.

Condition 15b (local labour)
The details contained within the submitted Local Labour report, received by the City Council as Local Planning Authority on 1 September 2023, are acceptable. On this basis, condition 15b can be discharged.

Condition 17b (noise impact)
The details contained within the submitted Verification Environmental Noise Impact Assessment (Ref:-SOL-NM110-22-RP-Z-0003-P01), received by the City Council as Local Planning Authority on 1 September 2023, are satisfactory. On this basis, condition 17b can be discharged.

Condition 19 (SBD)
The certificate issued by Greater Manchester Police confirming Secured by Design accreditation (silver award), received by the City Council as Local Planning Authority on 1 September 2023, is acceptable. On this basis, condition 19 can be discharged.

Date: 7 November 2023

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.