

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

Approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 7 (drainage maintenance), 10 (cycle storage), 11 (EV charging), 12 (Travel Plan) and 21 (acoustic insulation) attached to planning permission referenced 129876/FO/2021

Location: Land At Junction Of Gorton Lane And Pottery Lane , Manchester , M12 5DF

Date of application: 18 July 2023

Application number: CDN/23/0494

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 no. 7 (Drainage Maintenance)

The content of the Drainage maintenance report (Site 1) ref: 8790-CUR-00-XX-RE-C-002 rev, V01 by Curtins Consulting Ltd is considered to be acceptable. On the basis that the development is implemented in accordance with the measures in the Drainage maintenance report (Site 1) ref: 8790-CUR-00-XX-RE-C-002 rev, V01 condition no.7 is discharged.

Condition no. 10 (Cycle Storage)

The location and design details of the cycle storage shown on plan refs: Timber cycle enclosure & cycle ground anchor plan REF: 1405 -A2520(with metric and imperial measurements) ; Site 01- site layout ground floor plan ref: 8790-Omi-XX-OO-PL-L1040 rev.C04 (with the location of the timber cycle enclosure plan shown) and Oxford BruteForce Ground Anchor data sheet received 18th September 2023 has been examined.

It is acknowledged that the imperial measurements shown for the proposed wooden cycle store reflect the data from the suppliers of this product (email from planning agent 18.09.2023)

It is further noted that a timber cycle enclosure would be installed in the rear garden of each townhouse and semi-detached property, and be placed on the flag paving surface

and securely anchored and fixed into the ground. Furthermore, that within the enclosure, a 'secured by design' cycle ground anchor (Oxford BruteForce Anchor) would also be fixed to the enclosure base/ground to allow bikes to be safely locked and stored inside (email from planning agent 18.09.2023).

On the basis that the cycle storage facilities are implemented in accordance with the details on plan refs: Timber cycle enclosure & cycle ground anchor plan REF: 1405 - A2520(with metric and imperial measurements) ; Site 01- site layout ground floor plan ref: 8790-Omi-XX-OO-PL-L1040 rev.C04 (with the location of the timber cycle enclosure plan shown) and Oxford BruteForce Ground Anchor data sheet; and the content of the email from the planning agent dated 18.09.2023 prior to the occupation of the dwellinghouses, and the cycle storage facilities retained and permanently reserved for bicycle parking, condition no.10 is discharged.

Condition no. 11 (EV charging)

Details of Electric Charging Points provided by Drayton Beaumont Services Ltd shown on

4B6- Town House type 4 small power services layout plan ref: 8790-DBS-H1-ZZ-DR-E-5008 rev. C2 ; and Semi detached house electrical services layout plan ref: 8790-DBS-XX-XX-DR-E-5000 rev. C4; received 8th September 2023 which highlight the external socket (named IP65 External Socket) located on the external wall to the front of each house on site 1 have been examined .

This information has been considered in conjunction with the information received by email from planning agent dated 8th August 2023 (regarding the type of EV charging points to the dwellinghouses), together with the content of the emails from agent dated 8th February and 9th March 2023, confirming the provision for the houses as a 2.3kw commando socket externally to each property for the provision of electric car charging with sockets wired from the internal consumer unit and connected to the electric meter for monitoring purposes.

On the basis the development is implemented in accordance with the plans specified above and the content of the email from the planning agent dated 8th February 2023, prior to the dwellings being occupied condition no.11 is discharged.

Condition no. 12 (Travel Plan)

The Site 1 Gorton Lane Interim travel plan by Curtins Consulting Ltd. Ref: 083448-CUR-00-XX-RP-TP-001 rev.V01 has been examined and is considered to be acceptable . On this basis the prior to occupation element of condition no.12 has been satisfied.

However, on the basis that the second element of the condition requires that :-

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall

be submitted to and approved in writing by the City Council as local planning authority.

Condition 12 cannot be formally discharged at this time.

Condition no. 21 (acoustic insulation)

The details on the plans and data specification set out below has been reviewed and are considered to be satisfactory .

-Ventilation Services Layouts 3B4P house plan ref: 8790-DBS-H2-ZZ-DR-M-5002 rev.C01;

-4 bed semi-detached townhouse ventilation services plan ref: 8790-DBS-H4-ZZ-DR-M-5005 rev.C01;

-Acoustic performance data sheets for Glazing Configuration by Guardian Glass (6.76mm Lami Glass /18mm Cavity / 4mm and 8.87mm Lami Glass /18mm Cavity / 6mm Float glass);

-MVHR ducting technical data sheet ref: 8790-DBS-XX-XX-SP-M-6014 rev.B
Received 18th July 2023;

On the basis that the development implemented in accordance with the Acoustic Planning Report Site 1 ref: 0405 /APR1 rev.4 dated 19th January 2021; and 3m acoustic fence location shown plan ref: L0161 Boundary treatment plan , as received by the City Council, as Local Planning Authority, on 29th March 2021, and the plans and glazing specifications received on 18th July 2023 , condition no. 21 is discharged.

Date: 18 September 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 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.