

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

Approval of details reserved by condition

Applicant

The Christie NHS Foundation Trust
C/o Agent

Agent (if used)

Mrs Eve Grant
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Application to discharge conditions 3 (Sample of Materials and Specification), 4 (Detailed Landscaping Scheme), 6 (Site Investigation and Risk Assessment - partial discharge) and 7 (Detailed Surface Water Drainage Scheme) attached to planning permission 136095/FO/2023

Location: Christie Hospital , Oak Road, Manchester, M20 4BX

Date of application: 8 June 2023

Application number: CDN/23/0375

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 3 (Sample of Materials)

Condition 3 (Sample of Materials and Specification) - The materials schedule (External Elevation Material Specifications, 31.05.2023 Revision: P03), stamped as received on 8 June 2023, is considered acceptable. Therefore, on the proviso the development is implemented using these materials, the condition is considered discharged.

Condition 4 (Detailed Landscaping)

Condition 4 (Detailed Landscaping Scheme) - The submitted landscaping scheme, stamped as received on 8 June 2023, is considered acceptable. Therefore, on the proviso the development is implemented in accordance with the approved scheme, the condition is considered discharged.

Condition 6 (Site Investigation)

Condition 6 (Site Investigation and Risk Assessment) - The information submitted is sufficient to discharge Part A of the condition. A watching brief should be maintained at the site in accordance with the following and the applicant must submit waste transfer notes for any soil which is removed from site, in order to discharge Part B:

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Condition 7 (Detailed Surface Water)

Condition 7 (Detailed Surface Water Drainage Scheme) - The submitted information is considered acceptable. Therefore, on the proviso the development is implemented in accordance with the approved scheme, the condition is considered discharged.

Date: 24 July 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.