

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

Approval of details reserved by condition

Applicant

Rowlinson Constructions Ltd
Gardale House
118B Gatley Road
Gatley
Cheadle
SK8 4AU

Agent (if used)

LRW Architects
Leach Rhodes Walker
Ground Floor West
50 Dearmans Place
Manchester
M3 5LH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 14 (environmental standards review), 16 (acoustic insulation review) and 27 (electric car charging points) attached to planning permission ref: 122945/FO/2019

Location: 328-336 Stockport Road, Manchester, M13 0LE

Date of application: 19 December 2022

Application number: CDN/22/0921

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. 14 Environmental standards

The content of the Environmental Standards and Energy Statement ref: Z43286 dated 14th December 2022 (which confirms that the measures carried out have resulted in an as built building reducing the total carbon emissions by 68,200Kg/CO2/yr, equating to a 54% carbon reduction from the calculated baseline, together with the confirmation of the implementation of 27kwp photovoltaic panels, and the implementation of an efficient mechanical ventilation with heat recovery system) have been noted. On the basis of the content of Environmental Standards and Energy Statement ref: Z43286 dated 14th December 2022, and provided that the scheme has been implemented in accordance with the Environmental Standards and energy statement prepared by Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019, condition no.14 is discharged .

Condition no. 16 Acoustic review

The content of the Noise Break-in Testing Report ref: Ref: Z43286 Stockport Road Survey 16-12-22 to 19-12-22 and content of the letter from Azymuth Acoustics ref: Z43286 dated 2nd February 2023, received 13th February 2023, have been examined and are considered to be satisfactory.

Therefore, provided that the acoustic insulation of the development has been carried out in accordance with the noise impact assessment (ref. 26196/NIA1 (Rev 2)) prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019, and taking account of the content of the Noise Break-in Testing Report ref: Ref: Z43286 Stockport Road Survey 16-12-22 to 19-12-22 and Content of letter from Azymuth Acoustics ref: Z43286 dated 2nd February 2023, condition no.16 is discharged on the basis that the acoustic measures are thereafter retained and maintained in situ.

Condition no. 27 Electric car charging

The provision of 6 electric car charging spaces (including a disabled user space) and the product installation specification shown on plan ref: LRW_7891_L(00)141- Location of EV Charging Bays , and EN_Easee_One_Productsheet_V1_00 have been examined and are considered to be acceptable . On the basis that the location and specification of the charging points on plan ref: LRW_7891_L(00)141- Location of EV Charging Bays , and EN_Easee_One_Productsheet_V1_00 are fully implemented prior to the first occupation of the development and thereafter made available and retained for as long as the development is in use, condition no.27 is discharged.

Date: 3 March 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.