

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

Approval of details reserved by condition

Applicant

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Agent (if used)

Mrs Kate Limbert
Avison Young
6th Floor
1 City Square
Leeds
LS1 2AL

Part 1 – Particulars of the application/development

Proposal: Conditions 5 (Drainage), 7 (part a) (Ground Conditions), 9 (Highway dilapidation survey), 10 (Construction Traffic Access if Jersey Street is Closed) and 42 (accessible parking spaces) pursuant to permission 134154/VO/2022

Location: Land To The West Of Rodney Street, Manchester, M4 6JJ

Date of application: 10 October 2022

Application number: CDN/22/0727

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 5 Drainage

The following information has been considered in respect on this planning condition:

- 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority, 10 October 2023

The above information has been considered and is acceptable. The drainage shall be carried out in accordance with the above information.

Condition 5 is now formally discharged.

Condition 7a Ground Conditions

The following information has been considered in respect on this planning condition:

- Definition of Waste Code of Practice Declaration Receipt received by the City Council, as Local Planning Authority, on the 19 January 2023
- Verification plan, Remediation Method Statement, Phase I and Phase II Assessment, Contaminated land assessment, Asbestos management plan, Cut and Fill Volumetrics received by the City Council, as Local Planning Authority, on the 13 January 2023

- Update to Remediation Strategy received by the City Council, as Local Planning Authority, on the 22 February 2023

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information. This is sufficient to discharge part (a) of this planning condition.

In order to discharge this condition in full, part (b) needs to be complied with.

Condition 9 Highways Delapidation Survey

The following information has been considered in respect on this planning condition:

- Dilapidation Survey received by the City Council, as Local Planning Authority, 10 October 2023

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 9 is now formally discharged.

Condition 10 CMP Jersey Street

The following information has been considered in respect on this planning condition:

- Jersey Street Closure Email received by the City Council, as Local Planning Authority, 10 October 2023

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 10 is now formally discharged.

Condition 42 Accessible Spaces

The following information has been considered in respect on this planning condition:

- Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05
- Residential Block B Ground Floor Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04

The above documents were received by the City Council, as Local Planning Authority, on the 4 January 2023

The above information has been considered and is acceptable. The accessible spaces shall be implemented in accordance with the above details.

Condition 42 is now formally discharged on this basis.

Date: 2 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.