

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

Approval of details reserved by condition

Applicant

Bruntwood SciTech
C/o Agent

Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 6a (UXO), 8 (Invasive Species), 9 (Surface Water Drainage), 16a and 16b (Ground Conditions) and 35 (Foundation Works Risk Assessment) associated with planning permission 125592/FO/2019

Location: Citylabs 4.0 , Hathersage Road, Manchester, M13 9WL

Date of application: 25 May 2022

Application number: CDN/22/0339

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 6a - UXO

The following information has been submitted in respect of this planning condition:

25 May 2022	DETAILED UNEXPLODED ORDNANCE (UXO) RISK Assessment.
25 May 2022	GEOTECHNICAL AND GEOENVIRONMENTAL DESK Study.

The above information has been considered and is acceptable. Condition 6a is now formally discharged.

Condition 8 - Invasive Species

The following information has been submitted in respect of this planning condition:

Ecology report	25 May 2022	INVASIVE NON-NATIVE SPECIES PROTOCOL.
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The above information has been considered and is acceptable. Condition 8 is now formally discharged.

Condition 9 Surface water Drainage

The following information has been submitted in respect of this planning condition:

Flood Risk Assessment or Drainage 25 May 2022 FRA AND DRAINAGE STRATEGY.
Flood Risk Assessment or Drainage 12 Jan 2023 DRAINAGE LAYOUT.

The above information has been considered and is acceptable. Therefore, on the basis that it is accepted that the construction details of flow control and SuDS elements must be provided to support the discharge of Condition 10, Condition 9 is discharged.

Condition 16 - Ground Conditions

The following information has been submitted in respect of this planning condition:

Ground Survey 25 May 2022 GROUND INVESTIGATION REPORT.

The above information has been considered and is acceptable. Condition 16 parts a and b are now formally discharged. However, a validation and completion report must be submitted to and approved in writing by the City Council as Local Planning Authority in order to fully comply and discharge all parts of condition 16.

Condition 35 - Foundation Works

The following information has been submitted in respect of this planning condition:

GEO-REP-003 Foundation Works Risk Assessment prepared by Arup - dated - dated 13 April 2022.

The above information has been considered and is acceptable. Condition 35 is now formally discharged.

Date: 15 February 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.