

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

Approval of details reserved by condition

Applicant

Mr Michael Watson
Watson Construction Ltd
208-210 Great Clowes Street
Salford
M7 2ZS

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 10 (Car Parking), 16 (Acoustic), 18 (Drainage maintenance and management), 20b (Verification Report), 24 (Landscaping Management), 25 (Secured by Design) and 26 (Boundary Treatment) in associated with planning reference 124265/FO/2019

Location: Land Bounded By Ashton Old Road, Lees Street And Stanley Street, Manchester,

Date of application: 18 November 2022

Application number: CDN/22/0839

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.

C10

The discharge of condition 10 (car parking) is approved on the basis that the development is implemented in accordance with the details within Watson Homes letter ref: Application Number: 124265/FO/2019 - Vacant Land Bounded By Ashton Old Road, Lees Street And Stanley Street , Manchester - Condition 10, including photographic verification of the demarcation of apartment car parking and its surfacing with porous tarmacadam. The implemented works shall be maintained in situ at all times thereafter.

C16

The discharge of condition 16 (Acoustic) is approved on the basis that the development is implemented in accordance with document ref: Residential Acoustic Survey for: Watson Homes by Braiden Acoustics Ltd. dated 9 July 2019 Site: Ashton Old Rd, Manchester M11 1ND Report No: 1695 Rev A relating to noise attenuation measures and Internal noise verification report Ref: 11065 by Braiden Acoustics dated 27 October 2022. The implemented measures shall be maintained in situ at all times thereafter.

C18

The discharge of condition 18 (Drainage maintenance and management) is approved on the basis that the development has been implemented and will be maintained in accordance with the following documents:

- i. SUDS Management Plan for Ashton Old Road Manchester by Coopers Ref: 7359SMP dated 3 January 2023;
- ii. Letter from Watson Homes relating to condition 18 dated 18 November 2022;
- iii. Email dated 3 January 2023 from Watson Homes confirming implementation of the development in accordance with drawings ref: Drainage Strategy Ref: 7359 / SK01 Rev F received 20 October 2021.

C20B

The discharge of condition 20b (Verification Report - contaminated land) is approved on the basis that the development is implemented in accordance with verification report referenced: Site: Lees Street, Openshaw Plots 1-10 and apartment block Date: November 2022 (Ref: CL-602-LKC 21 1458-03 Plots 1-10 and Apartment Block) by LK Consult.

C24

The discharge of condition 24 (Landscaping Management) is approved on the basis that the development is implemented in accordance with the details within Watson Homes letter ref: Application Number: 124265/FO/2019 - Vacant Land Bounded By Ashton Old Road, Lees Street And Stanley Street , Manchester - Condition 24 detailing the arrangements for the management of hard and soft landscaped areas. The agreed management scheme shall be implemented in full upon first occupation of the apartments and retained in situ thereafter.

C25

The discharge of condition 25 (Secured by Design) is approved on the basis that the development been accredited with a Secured by Design Silver Award relating to the Lees Street development by One Manchester referenced: 2019/0542/CIS/01 dated 1 October 2022.

C26

The discharge of condition 26 (Boundary Treatment) is approved on the basis that the development has been implemented in accordance with the details within Watson Homes letter ref: Application Number: 124265/FO/2019 - Vacant Land Bounded By Ashton Old Road, Lees Street And Stanley Street , Manchester - Condition 26, including photographic verification of the installation of metal litter trap plates the bungalow boundaries to Stanley Street.

Date: 13 January 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.