

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

Approval of details reserved by condition

Applicant

Mr Amir Sohail
721 Stockport Road
Manchester
M19 3AG

Agent (if used)

Mr Zeeshan Haque
Xion Consulting
129 Centurion House
Deansgate
M14 7PK

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (noise equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021

Location: 721 Stockport Road, Manchester, M19 3AG

Date of application: 30 August 2022

Application number: CDN/22/0617

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.

C7 Waste

The discharge of condition 7 (Waste and recycling management) is approved on the basis that before the commencement of the authorised Class C3 or Class E use, the development shall be implemented in accordance with following document and drawing:

- i. Document referenced: Application to discharge condition no 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 7, pages 3-4) attached to email from Xion Consulting dated 3 November 2022;
- ii. Waste plan drawing Ref: 112 attached to email from Xion Consulting dated 17 October 2022.

The implemented details shall be maintained in situ at all times thereafter.

C9 CMP

The discharge Condition 9 (Construction management plan) is approved on the basis that the construction phase of the development is fully implemented in accordance with the details of document referenced: Application to discharge condition no 7 (waste

plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 9 - Construction Management Plan, pages 5-8) attached to email from Xion Consulting dated 3 November 2022.

C10 Boundary

The discharge of condition 10 (Boundary treatment) is approved on the basis that the that before the commencement of the authorised Class C3 or Class E use, the development shall be implemented in accordance with following document and drawing:

- i. Document referenced: Application to discharge condition no 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 10, pages 10-11 detailing specifications for timber gates) attached to email from Xion Consulting dated 3 November 2022;
- ii. Waste plan drawing Ref: 112 attached to email from Xion Consulting dated 17 October 2022, including its confirmation that gates to the residential and commercial bin stores would be inward opening.

The implemented details shall be maintained in situ at all times thereafter.

C11 Roller shutters

The discharge of condition 11 (roller shutters) is approved on the basis that before the commencement of the authorised Class E use, the development shall be implemented in accordance with following document and drawing:

- i. Document referenced: Application to discharge condition no 17 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1. Discharge notes for Condition 10, pages 10-11 detailing specifications for timber gates) attached to email from Xion Consulting dated 3 November 2022;
- ii. Drawings referenced Typical Roller Shutter Section Ref: 111 attached to email from Xion Consulting dated 17 October 2022 including its confirmation that the roller shutters would incorporate perforation and black colour treatment;
- iii. Email from Xion consulting confirming that the roller shutter certification would accord with LPS1175.

The implemented details shall be maintained in situ at all times thereafter.

C13 noise

The discharge of condition 13 (noise insulation external equipment) is approved on the basis that the development would not involve the installation of any external equipment as specified in the supporting statement stamped as received by the City Council as local planning authority on 30 August 2022.

C14 Bird boxes

The discharge of condition 14 (bat and bird boxes) is approved on the basis that, before the occupation of the authorised Class C3 use, development shall be implemented in accordance with following document referenced: Application to discharge condition no 17 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning

permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG (2.1.
Discharge notes for Condition 14, pages 10-12 detailing specifications for the provision
of 2 x Schwegler 2FE wall mounted bat shelters and 1 x Vivarar Pro Wood Stone Single
Chamber House Sparrow Nest Box) attached to email from Xion Consulting dated 3
November 2022;

The implemented details shall be maintained in situ at all times thereafter.

Date: 19 December 2022

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.