

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

Approval of details reserved by condition

Applicant

Mr James Daycock
Renaker Build Ltd
1st Floor NQ Building
47 Bengal Street
Manchester
M4 6BB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 13b (public/private realm details phase a) (partial discharge relating to hard and soft landscape only) , 51b (public realm phase b) (partial discharge relating to hard and soft landscape only) and 91b (public realm phase c) (partial discharge relating to hard and soft landscape only) attached to planning permission ref. 126668/FO/2020

Location: Crown Street Phase 2 , Manchester , M15 4AX

Date of application: 12 August 2022

Application number: CDN/22/0579

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.

13 - Hard & Soft Landscape

Condition 13

Part b of condition 13 is discharged in relation to the details of the hard and soft landscaping only (relating to points i., ii., iii. and vii. with the exception of details of on-going maintenance, set out in part (a) of the condition) on the basis that the development is carried out in accordance with the following details:

Drawing numbers

PR-TPM-G710-PL-GRD-3442 104 C2
PR-TPM-G710-PL-GRD-3442 105 P2
PR-TPM-G710-PL-GRD-3442 108 P5
PR-TPM-G710-PL-GRD-3442 203 P4
PR-TPM-G710-DE-GRD-3442 204 P1
PR-TPM-G710-SE-GRD-3442 301 P1
PR-TPM-G710-SE-GRD-3442 302 P1
PR-TPM-G710-PL-GRD-3442 304 P1; and

The hard landscape samples drawing received by the City Council as local planning authority on 12 August 2022

A separate application to discharge part b in relation to points iv, v and vi of part (a) and the details of on-going maintenance under point vii. will be required to fully discharge condition 13.

51 - Hard & Soft Landscape

Condition 51

Part b of condition 51 is discharged in relation to the details of the hard and soft landscaping only (relating to points i., ii., iii. and vii. with the exception of details of on-going maintenance, set out in part (a) of the condition) on the basis that the development is carried out in accordance with the following details:

Drawing numbers

PR-TPM-G710-PL-GRD-3442 104 C2
PR-TPM-G710-PL-GRD-3442 105 P2
PR-TPM-G710-PL-GRD-3442 108 P5
PR-TPM-G710-PL-GRD-3442 109 P3
PR-TPM-G710-PL-GRD-3442 110 P3
PR-TPM-G710-PL-GRD-3442 206 P1
PR-TPM-G710-PL-GRD-3442 203 P4
PR-TPM-G710-DE-GRD-3442 204 P1
PR-TPM-G710-SE-GRD-3442 301 P1
PR-TPM-G710-SE-GRD-3442 302 P1
PR-TPM-G710-PL-GRD-3442 304 P1; and

The hard landscape samples drawing received by the City Council as local planning authority on 12 August 2022

A separate application to discharge part b in relation to points iv, v and vi of part (a) and the details of on-going maintenance under point vii. will be required to fully discharge condition 51.

91 - Hard & Soft Landscape

Condition 91

Part b of condition 91 is discharged in relation to the details of the hard and soft landscaping only (relating to points i., ii., iii. and vii. set out in part (a) of the condition) on the basis that the development is carried out in accordance with the following details:

Drawing numbers

PR-TPM-G710-PL-GRD-3442 104 C2
PR-TPM-G710-PL-GRD-3442 105 P2
PR-TPM-G710-PL-GRD-3442 108 P5; and

The hard landscape samples drawing received by the City Council as local planning authority on 12 August 2022

A separate application to discharge part b in relation to points iv, v and vi of part (a) will be required to fully discharge condition 91.

Date: 3 November 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.