

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

Approval of details reserved by condition

Applicant

Mr Qasim Shah
Risbridger Scott & Sons Ltd
474 Cheetham Hill Road
Manchester
M8 9JW

Agent (if used)

Mr Barry Tang
Tang and Associates Ltd - Chartered
Architects
10/F 1 City Approach
Albert Street
Manchester
M30 0BG

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (CMP), 5 (drainage), 10 (lighting) and 16 (off site highway works) attached to planning permission referenced 131094/FO/2021

Location: Oakland Nursing Home , 130 Kenyon Lane, Manchester, M40 9DF

Date of application: 7 June 2022

Application number: CDN/22/0371

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 4 (CMP)

The details contained within the submitted Construction Management Strategy dated May 2022 and received by the City Council as Local Planning Authority on 7 June 2022, are satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

Condition 5 (drainage)

The following drainage information has been assessed as being acceptable:

-Drainage Assessment Report produced by HBL Associates (rev 04) - Ref: 9701-XX-XX-RP-D-0001, received by the City Council as Local Planning Authority on 7 October 2022;

-E-mail correspondence from United Utilities dated 23 November 2022 relating to the sewer connection.

On this basis, condition 5 can be discharged.

Condition 10 (lighting)

The external lighting details contained within Lighting Report and Risk Assessment produced by WLC Lighting Design (Ref: WLC648-LC-AC-001-R2, together with the lighting layout shown on drawing referenced WLC648-1300-001 REV R2, received by the City Council as Local Planning Authority on 7 June 2022, is satisfactory. On this basis, condition 10 can be discharged.

Condition 16 (off site highway works)

The off site highways works to be completed via a S.278 agreement, as shown on drawings referenced D25735-EXT-101/P1 and D25735-EXT-102/P1 and 9701-HBL-XX-XX-DR-S-0002/P01 received by the City Council as Local Planning Authority on 7 June 2022 have been assessed as being acceptable. Subject to implementation of the agreed details, condition 16 can be discharged.

Date: 12 December 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.