

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

Approval of details reserved by condition

Applicant

Kempton Homes
C/o Agent

Agent (if used)

Mrs Caroline Payne
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 6 (Drainage Verification), 8 (Plant), 12 (Waste Management), 23 (Secured by Design) and 24 (TV Reception) associated with planning permission 131730/JO/2021

Location: Land Off Oldham Street And Spear Street, Manchester, M4 1LF

Date of application: 17 May 2022

Application number: CDN/22/0315

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.

C6 - Drainage Verification

The following information has been submitted pursuant to Condition 6 (Drainage Verification) relating to planning application 131730/JO/2021

- Drainage Maintenance and Management Plan prepared by Kempton Homes - Received 25 July 2022
- Maintenance Data Sheet prepared by Radmat Building Products (Rev 1) - Received 27 June 2022
- Operating & Maintenance Manual prepared by Cadmay Roofing Limited - Received 17 May 2022
- Roof Parapet Detail (Drawing OSM-FEA-BB-XX-DD-A-6350 Revision C2 dated 25 April 2022) - Received 17 May 2022
- Photographic Montage/Record of Roof - Received 17 May 2022

The information is accepted and Condition 6 (Drainage Verification) is discharged subject to the implementation of the information provided.

C8 - Externally Mounted Equipment

The following information has been submitted pursuant to Condition 8 (Externally Mounted Equipment) relating to application 131730/JO/2021

- Acoustic Report prepared by Hann Tucker Associates (Reference 24535/AR1 dated 24 May 2019) - Received 17 May 2022
- Document prepared by Lighthouse Acoustics (Reference 0718/le/06 dated 25 July 2022) - Received 25 July 2022

The information is accepted and Condition 8 (Externally Mounted Equipment) is discharged subject to compliance with the information provided.

C12 Waste Strategy

The following information has been submitted pursuant to Condition 12 (Waste Strategy) relating to application 131730/JO/2021

- Waste Strategy Plan Ground Level (Drawing OSM-FEA-B1-XX-PL-A-0006 Revision P1 dated 28 February 2022) - Received 17 May 2022
- Waste Strategy Plan Basement Level (Drawing OSM-FEA-B1-XX-PL-A-0007 Revision P1 dated 28 February 2022) - Received 17 May 2022
- Block A Bin Store (Drawing OSM-FEA-BA-L1-OL-A-0004 Revision P3 dated 01 July 2022) - Received 15 July 2022
- Block B Bin Store (Drawing OSM-FEA-BB-00-PL-A-0005 Revision P1 dated 01 July 2022) - Received 15 July 2022

The information is accepted and Condition 12 is discharged subject to compliance with the information provided.

C23 - Secured by Design

The following information has been submitted pursuant to Condition 23 (Secured by Design) relating to application 131730/JO/2021

- Secured by Design Certification (Reference 2015/0654/SBD/01 dated 09 May 2022) - received 17 May 2022

The information is accepted and allows for the full discharge of Condition 23 (Secured by Design).

C24 TV Reception

The following information has been submitted pursuant to Condition 24 (TV Reception) relating to application 131730/JO/2021

- Post-Construction Television Signal Survey prepared by GTech Surveys Limited (Reference Issue 0.1 dated 21 April 2022) - received 17 May 2022

The information allows for the full discharge of Condition 24 (TV Reception).

Date: 27 July 2022

Signed:

A handwritten signature in black ink, appearing to be 'A. Lewis' or similar, 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.