

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

Approval of details reserved by condition

Applicant

Sabeel Sharif
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Bower House
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OL9 7LH

Agent (if used)

Mr Clive Part
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SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 14 (acoustics), 20 (EV), 26 (ecology), 28 (cycle store) and 33 (external lighting) attached to planning permission referenced 126281/FO/2020

Location: Land At Dob Brook Close, Manchester, M40 1DB

Date of application: 2 August 2022

Application number: CDN/22/0520

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.

Conditions no. 14 Acoustics

The information in the letter from SRL ref: 30817-SRL-RP-YA-003-S3-P1 dated 19 November 2020; and the Noise Assessment rev.P1 by SRL dated 31 January 2020 has been examined .

On the basis that the development is implemented in accordance with the letter from SRL ref: 30817-SRL-RP-YA-003-S3-P1 dated 19 November 2020; and the Noise Assessment rev.P1 by SRL dated 31 January 2020, and the approved noise insulation scheme is completed before any of the dwelling units are occupied, condition no.14 is discharged.

Condition no. 20 Electric Charging Point

The details on the plans and in the document specified below have been examined and are considered to be acceptable.

Electric Vehicle Charging points plan ref: 18-079 2022;

Electric Installation Plan Block 1 Plots 1 & 2 rev.C1 (with EV charging points annotated)

Electric Installation Plan Block 1 Plots 1 & 2 rev.P2

Electric Installation Plan Block 2 Plots 3 & 5 rev.C1 (with EV charging points annotated)

Electric Installation Plan Block 1 Plots 3 & 5 rev.P2
Electric Installation Plan Block 3 Flats Plots 6,9,10,13,14,17,18 & 21 rev.C1 (with EV charging points annotated at Ground Floor)
Electric Installation Plan Block 3 Flats Plots 6,9,10,13,14,17,18 & 21 rev.P2
Electric Installation Plan Block 3 Maisonettes Plots 7-8, 11-12, 15-16,& 19-20 rev.P2 (with EV charging points annotated at First Floor)
Electric Installation Plan Block 3 Maisonettes Plots 7-8, 11-12, 15-16,& 19-20 rev.P2
Electric Installation Plan Block 4 Plots 22, 23 & 24 rev. C1(with EV charging points annotated)
Electric Installation Plan Block 4 Plots 22, 23 & 24 rev. P2 ;
Received 2nd August 2022

Email from planning agent dated 30th August 2022 and attached annotated site layout plan confirming each flat has an allocated space.

Electric Vehicle Charging Easement Technical Details - 7.4kw model received 12th September 2022.

On the basis that the development is implemented in accordance with the details on the plans and in the document specified above before any of the dwelling units are occupied, and the electric vehicle charging points maintained in situ thereafter, condition no.20 is discharged.

Condition no. 26 Ecology

The details on the plans and in the document specified below have been examined and are considered to be acceptable.

Site plan as proposed -Option 1 - Car park space to plot 1 at the rear ref: 18-079 2011 rev. A annotated with locations of the proposed House sparrow boxes, bat boxes, swift boxes and hedgehog access through fencing;
Block 1 elevations plan ref: 18-079 3000 rev. B with bat box location annotated;
Block 2 elevations plan ref: 18-079 3010 rev.B with house sparrow box location annotated;
Block 3 Elevations Sheet 2 plan ref: 18-079 3021 rev.C with house sparrow box and bat and swift box locations annotated;
Block 4 elevations plan ref: 18-079 3030 rev. B with swift box location annotated;

Ecological Assessment report dated 3rd July 2019.

Email from planning agent dated 30th August 2022 confirming :-
House Sparrow box - Woodstone Estella by Vivara Pro;
Bat box - Beaumaris Woodstone by Vivara Pro;
Swiftbox - Woodstone by Vivara Pro;

On the basis that the development is implemented in accordance with the details on the plans and in the document specified above before any of the dwelling units are occupied, and the approved measures are thereafter be retained and maintained in situ, condition no.26 is discharged.

Condition no.28 Cycle store

The design details of the Cycle Shelter and Dwelling Cycle Provision document ref: 18-079rev.B dated 22nd September 2022 (notwithstanding references to plan ref: 18-079 2023) ; in the location on the location plan ref: 18-079 2024, have been examined and are considered to be satisfactory .

On the basis that the development is implemented in accordance with the details on the plan and in the document specified above before any of the dwelling units are occupied, and the approved measures are thereafter be retained and maintained in situ, condition no.28 is discharged.

Condition no. 33 External lighting

The details on the plans and in the document specified below have been examined and are considered to be acceptable.

- External Building and Site Lighting Scheme plan ref: 18-079 2024
- Proposed Road Lighting Layout ref: AC-MSL-5788-1301 rev.C01

On the basis that the development is implemented in accordance with the details on the plans specified above before any of the dwelling units are occupied, and the approved measures are thereafter be retained and maintained in situ, condition no.33 is discharged.

Date: 23 September 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.