

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

Approval of details reserved by condition

Applicant

Mr Archie Fishlock
Unite Students
C/o Agent

Agent (if used)

Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 9 (Drainage and SuDS Strategy), 10 (Landscaping Treatment), 15 (Lighting), 18a (Travel Plan), 19 (Cycle Spaces), 23 (External Signage), 24 (Bird Boxes), 27 (Boundary Treatments) and 28 (EVC Points) associated with planning permission 124472/FO/2019

Location: Kincardine Court , Kincardine Road, Manchester, M13 9JA

Date of application: 21 June 2022

Application number: CDN/22/0422

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 9 Drainage

The following information has been submitted in respect of this planning condition:

- Information received by the City Council, as Local Planning Authority, on the 21 September 2022

The above information has been considered and is acceptable. Condition 9 is now formally discharged.

Condition 10 Landscaping

The following information has been submitted in respect of this planning condition:

- 1280-WLD-00-XX-DR-L-0001 Rev D received by the City Council, as Local Planning Authority, on the 21 June 2022

The above information has been considered and is acceptable. In line with part (b) of this planning condition, the approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in

replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

No further action at this stage.

Condition 15 Lighting

The following information has been received in respect of this planning condition:

- Lighting plan received by the City Council, as Local Planning Authority, on the 3 August 2022

The above information has been considered and is acceptable. The lighting shall be installed in accordance with the above information.

Condition 15 is now formally discharged.

Condition 18 Travel Plan

The following information has been submitted for consideration in respect of this planning condition:

- Travel Plan received by the City Council, as Local Planning Authority, on the 21 June 2022

The above information is considered to be acceptable. The travel plan must now be put into place and monitoring submitted for consideration in line with the recommendations of this condition.

No further action at this stage.

Condition 19 cycle spaces

The following information has been submitted in respect of this planning condition:

50091-HCD-ZZ00-DR-A-9001 received by the City Council, as Local Planning Authority, on the 21 June 2022

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information. Condition 19 is now formally discharged.

Condition 23 external signage

Confirmation has been provided that no external signage is proposed. Should this change, the details of the condition should be complied with and/or advertisement consent sought.

Condition 24 Bird and Bat boxes

The following information has been submitted in respect of this planning condition:

Details received by the City Council, as Local Planning Authority, on the 21 June 2022

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information. Condition 24 is now formally discharged.

Condition 27 Boundary Treatment

The following information has been submitted in respect of this planning condition:

A-05-004 Rev P01 received by the City Council, as Local Planning Authority, on the 12 October 2022

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information. Condition 27 is now formally discharged.

Condition 28 EV charging

The following information has been submitted in respect of this planning condition:

Details received by the City Council, as Local Planning Authority, on the 21 June 2022

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information. Condition 28 is now formally discharged.

Date: 24 October 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.