

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

**Partial approval of details reserved by condition**

**Applicant**

Mr. Jonathan Blackston  
29 Colwyn Road  
Stockport

**Agent (if used)**

Mr Muthahar Khan  
Studio Tashkeel Architecture  
89 Princess Street  
Manchester  
M1 4HT

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 3 (materials), 5 (construction management plan), 6 (surface water drainage), 8 (environmental standards statement), 10 (off-site highway works), 11 (landscaping), 12 (electric charging points), 13 (boundary treatment), 15 (secure by design) and 17 (electric charging points) attached to planning permission ref: 123584/FO/2019

**Location:** Beyer Close, Manchester, M18 8AR

**Date of application:** 15 June 2021

**Application number:** CDN/21/0454

**Part 2 – Particulars of decision (a)**

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Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

**C3 Materials**

The discharge of condition 3 (Materials) is approved on the basis that the development is implemented in accordance with the following materials, which shall be maintained in situ at all times thereafter:

Brickwork Weinberger Heartland Light Multi with light grey mortar  
Windows - Double-glazed, uPVC to SBD standards. Bevelled beading in Grey RAL 7016.  
Front doors frame - Colour Grey RAL 7016  
Roof tiles - Russell 'Grampian in Anthracite grey  
Roof Verges - Dry cloaked verge system  
Roof Ridge - BS 8612 dry-fixed ridge, hip and verge systems  
Rainwater goods Square outlets and square gutter. 75x75mm downpipe, size TBC based on calculations. UPVC (Grey RAL 7016).  
Front railings Galvanised steel railings (painted black)

**C5 CMP**

The discharge of condition 5 (Construction management plan) is approved on the basis that the entire related phase of the development is implemented in accordance with document referenced Construction Management Plan 2003109 - Beyer Close, Manchester, M18 8AR.

**C6 Drainage**

The discharge of condition 6 (surface water drainage) is approved on the basis that the related phase of the development is implemented in accordance with the following drawing and documents stamped as received by the City Council as local planning authority on 4 October 2021, 29 March 2022, 15 June 2022 and 18 July 2022:

Surface Water Management Layout Plan Ref: 715 DIR-100 Rev P3;

Beyer Close Soakaway Test Ref: 7432;

Beyer Close Surface Water Network Calculations dated 2 August 2021;

Hydro Brake Optimum and technical specification Ref: SHE-0031-5000-1200-5000;

Email from Studio Tashkeel Architecture dated 15 June 2022 confirming the detail of the invert level at point of outfall.

The approved and implemented works shall be maintained in situ at all times thereafter.

**C11 Landscaping**

The discharge of condition 11 (Landscaping) is approved on the basis that the development is fully implemented in accordance with the detail of drawings referenced : Landscape Plan Ref: PL009 Rev B within the first full planting season following the completion of the development and maintained in situ thereafter.

The approved scheme shall include further replacement tree planting to mitigate the trees lost and be implemented not later than 12 months from the date the buildings are first occupied. 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.

**C12 EV**

The discharge of condition 12 (Electric vehicle (EV) charging points) is approved on the basis that prior to the occupation of the development is implemented in accordance with the detail of documents referenced Qubev Model No EVON0010 and EVON0040 confirming a charging capacity of 7KW (32A) and drawing referenced Site plan Re: PL010 Rev A (stamped as received by the City Council as local planning authority on 4 October 2022) confirming the position of the EV charging point within each respective plot. The installation of the authorised EV charging points shall be maintained in situ at all times following the occupation of the development.

**C13 Boundary treatment**

The discharge of condition 13 (Boundary treatment) is approved on the basis that, prior to the occupation of the development, the details relating to boundary walls and fencing as specified in drawing referenced Site plan Re: PL010 Rev A (stamped as received by the City Council as local planning authority on 4 October 2022) is fully implemented and maintained in situ at all times thereafter.

**C15 SBD**

The discharge of condition 15 (Secured by Design) is approved on the basis that the development is implemented in accordance with the document referenced: 2003109 - Beyer Close Supporting document for planning condition number 15 Security measures by Studio Tashkeel Architecture stamped as received by the City Councils local planning authority on 15 June 2022. The implemented measures shall be maintained in situ at all times following the occupation of the development.

#### **C17 EV**

The discharge of condition 17 (Electric vehicle (EV) charging points specification and position) is approved on the basis that prior to the occupation of the development is implemented in accordance with the detail of documents referenced Qubev Model No EVON0010 and EVON0040 confirming a charging capacity of 7KW (32A) and drawing referenced Site plan Re: PL010 Rev A received 4 October 2022 confirming the position of the EV charging point within each respective plot. The installation of the authorised EV charging points shall be maintained in situ at all times following the occupation of the development.

## **Part 2 – Particulars of decision (b)**

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Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

#### **C8 Env Statement**

The discharge of condition 8 (Environmental standards statement) is refused on the basis that the submitted Environmental Standards Statement Ref: LKM 21 1011 by LK Management Ltd has an inaccurate policy reference. Satisfactory information has therefore not been provided.

#### **C10 Off site highways**

The discharge of condition 10 (Off-site highway works) is refused as insufficient information and technical drawings have been received relating to off-site highways works to be implemented as part of the development.

Date: 18 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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](http://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 their 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.