

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

Approval of details reserved by condition

Applicant

Mr Paul Waite
Manchester City Council
Corporate Core Directorate
Town Hall
PO Box 532
Manchester
M60 2LA

Agent (if used)

Tim Kilpatrick
IBI Group
Fourth Floor
Dantzic Building
Dantzic Street
Manchester
M4 2AL
UK

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 14 (servicing strategy), 19 (waste storage) and 23 (hours of use) attached to planning permission referenced 124359/VO/2019

Location: Gorton Hub, 27 Garratt Way, Manchester, M18 8HE

Date of application: 12 July 2022

Application number: CDN/22/0455

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 no. 14 Servicing strategy

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

- Swept Path Analysis Large Refuse vehicles plan ref: 62407 CUR 00 XX DR TP 05012 C01
- Service and Delivery Management Plan rev.P03 dated 10th June 2022
- Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02

On the basis that the development is implemented in accordance with the approved details, and all the agreed works are completed prior to the proposed accommodation being brought into use, condition no.14 is discharged.

Condition no. 19 Waste storage

The details on the plans, and in the documentation specified below have been examined and are considered to be satisfactory.

- Service and Delivery Management Plan rev.P03 dated 10th June 2022
- Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02
- Waste Management plan proforma

-Proposed bin store plan ref: GCH-IBI-XX-XX-DR-A-100-0034 C02
-Section 4.3 Clinical Waste included within GCH Delivery and Servicing Management Plan Rev P03 set out in covering letter from planning agent dated 6th July 2022.

On the basis that the development is implemented in accordance the completed Waste Management Proforma; the NHS Trust Waste management Policy ; plan ref: GCH-IBIXX-XX-DR-A-100-0034 C02 (Proposed bin store) in the location shown on plan ref: GCH-IBI-XX-XX-DR-A-100 -0010 C02 (Proposed site plan); the Service and Delivery Management Plan rev.P03 dated 10th June 2022, and the details relating to the storage and disposal of clinical waste in Section 4.3 Clinical Waste included within GCH Delivery and Servicing Management Plan Rev P03 at this site and remains in situ whilst the use or development is in operation, condition no.19 is discharged.

Condition no.23 Hours of use

The proposed hours of operation Mondays -Fridays 7am-10pm, Saturdays -Sundays 8am-10pm is considered to be acceptable.

On the basis that the development is only be carried out in accordance with the approved hours of opening , condition no.23 is discharged.

Date: 8 August 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.