

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

Approval of details reserved by condition

Applicant

Mr Neil Fairlamb
Manchester City Council
Level 1 Town Hall Extension
Manchester
M60 2LA

Agent (if used)

Planning
Ellis Williams Architects
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Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Protected Species Method Statement), 5 (Biodiversity Mitigation & Enhancement Plan, 6 (Surface Water Drainage Scheme), 8 (Contamination Remediation Strategy), 13 (Playing Fields Improvements & Maintenance Implementation Plan) and 17 (Demolition/Construction Management Plan) attached to planning permission 132513/VO/2021

Location: Hough End Leisure Centre , 480 Princess Road, Manchester, Manchester, M20 1NA

Date of application: 16 June 2022

Application number: CDN/22/0399

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 3 - Protected Species

The submitted information is satisfactory.

Condition 5 - Biodiversity Mitigation

The submitted information together with the updated Biodiversity Net Gain Metric calculation and details of the formation of areas for the sowing of a wildflower seed mix on existing areas of grassland areas near the leisure centre provided on the 1st September 2022 are acceptable. The development shall be carried out in accordance with these details.

Condition 6- Surface water (in part)

The submitted information together with additional details provided on the 9th September 2022 are acceptable in relation to the proposed drainage scheme in order to partially discharge condition 6 and allow the commencement of development on site.

It is noted that further survey of existing drainage on site is required to one element of the existing car parking which is to be reconfigured as part of the development. Therefore in order for the remaining part of condition 6 to be discharged in relation to: "Full determination of existing drainage" the following will be required to be submitted:

'Full determination of existing drainage and outfall to Red Lion Brook, which the car park proposed to connect to , to confirm it is fit to serve the proposal. If any repairs are required, this shall be undertaken and recorded. Details shall be submitted in writing and approved by the local planning authority'.

Condition 8 - Remediation Strategy

The submitted details are acceptable to allow development to commence on site.

Condition 13 - Playing Fields Improvemen

The submitted details received on the 18th July 2022 in the document prepared by GLL dated 15.07.2022 are accepted.

Condition 17 - CMP

The submitted Construction Management Plan is considered acceptable. The development shall be carried out in accordance with the agreed details.

Date: 20 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.