

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

Approval of details reserved by condition

Applicant

Manchester City Council
C/o Agent

Agent (if used)

Mr Ed Harvey
Avison Young
Norfolk House
Norfolk Street
Manchester
M2 1DW

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 4 (Construction Management Plan), 5 (Local Labour), 13 (Off site highways works) and 14 (Boundary Treatment) associated with planning permission 132252/VO/2021

Location: Former Creamline Dairies Site, Red Bank And Section Of Former Railway, Manchester, M4 4HF

Date of application: 21 March 2022

Application number: CDN/22/0156

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 4 CMP

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

- Project Execution Plan prepared by Bam Nuttall stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The above information has been considered and is acceptable.

Condition 4 is now formally discharged on this basis.

Condition 5 a Local Labour

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

- Local Labour Proposal prepared by Bam Nuttall February 2022 stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022

The above information has been considered and is acceptable in respect of part (a) of this planning condition. The development shall now be carried out in accordance with this information.

In order to discharge this condition in full, part (b) needs to be complied with.

Condition 13 Highways Works

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

Informative note prepared by Bam Nuttall confirming that:

- There will be no adjustment to any kerbs or tactile paving to any site access points;
- There will be no requirements for any Traffic Regulation Orders to any site access or egress points;
- There will be no amendments to the existing access from Red Bank; and,
- There will be no requirement for the reinstatement of redundant entrances during or on completion of the works.
- Construction Access Vehicle Swept Path Analysis Sheet 1 prepared by Arup (Dwg reference: VNIF-ARP-00-YYY-DR-CH-3080 Rev P01); and,
- Construction Access Vehicle Swept Path Analysis Sheet 2 prepared by Arup (Dwg reference: VNIF-ARP-00-YYY-DR-CH-3082 Rev P01).

The above was stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 13 is now formally discharged on this basis.

Condition 14 Boundary Treatment

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

- Covering letter dated 15 July 2022

The above letter confirms that no new boundary treatment is proposed.

No further action at this stage.

Date: 18 July 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.