

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

Approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of condition nos. 10 (Boundary treatment), 11 (Cycle storage), 13 (Repaving strategy), 20 (Fume extraction) , 21(External Plant) and 27 (Landscape Management and maintenance) attached to planning permission 124359/VO/2019

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

Date of application: 13 June 2022

Application number: CDN/22/0386

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 nos. 10 Boundary treatment

The details relating to boundary treatment on the plans specified below and email from planning agent dated 2nd August 2022 confirming that all weldmesh fencing & railing are finished black RAL 9005 in colouration, and that the facing brickwork to retaining walls will match the main building facing brickwork - Wienerberger / Terca Grove Orange Multi Stock , with recessed joints, and natural coloured mortar.

- General Arrangement Plan ref: GCH-IBI-XX-XX-DR-L-700-0001 rev. C10
- Street Furniture Details 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0003 rev. C04
- Street Furniture Details 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0007 rev. C03
- Detail Retaining Wall RW01 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0008 rev. C02
- Detail Retaining Wall RW 03 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0009_rev. C02
- Retaining Wall RW02 with weldmesh fence F3 sheet 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0010 rev. C01
- Retaining Wall RW02 with weldmesh fence F3 sheet 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0011_C01

- Fence Type Details plan ref: GCH-IBI-XX-XX-DR-L-700-0014 rev. C01 P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;
- Layout - Automatic barrier plan ref: 102/3/37366.

On the basis that the development is implemented in accordance with the plans detailed above and the contents of the email from the planning agent dated 2nd August 2022 , and thereafter retained condition no.10 is discharged .

Condition no. 11 Cycle storage

The details relating to cycle storage on the plans specified below and email from planning agent dated 2nd August 2022 confirming that the Cycle store (Langley Design) has steel sheet roof powder coated colour Merlin Grey & class 4 treated Redwood timber cladding in Dark Green to all elevations, and that the reference to galvanised steel is the weld mesh behind the cladding, internal only. Furthermore, that the gutter & downpipe are galvanised steel .

- Cycle Compound Detail ref: GCH-IBI-XX-XX-DR-L-700-0015 rev. C01
- Cycle Store General Arrangement ref: LDINV-2882-10-100 Rev1
- Cycle Store Details ref: LDINV-2882-40-100 Rev1

On the basis that the development is implemented in accordance with the plans detailed above and the contents of the email from the planning agent dated 2nd August 2022 , and the facilities are permanently retained and reserved for bicycle parking. condition no.11 is discharged .

Condition no. 13 Repaving strategy

The details relating to repaving of the footway to the curtilage of the site shown on plan refs:

- Staff Car Park Entrance Details For Section 278 Approval ref: GCH-CUR-00-XX-DR-C-95002 rev. C02;

-Site Plan GA for S278 Approval ref: GCH-CUR-XX-XX-DR-C-95001 rev. P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;

-Implementation Programme GCH-P3-H - Target (28.03.2022) - external works v2;

have been examined and are considered to be satisfactory.

On the basis that the development is implemented in accordance with the plans detailed above, in accordance with the implementation programme ref: GCH-P3-H - Target (28.03.2022) - external works v2 condition no.13 is discharged .

Condition no 20 Fume extraction

The details relating to ventilation on the plans specified below and email from planning agent dated 15.07.2022 confirming that the café is being omitted from the development have been examined and are considered to be acceptable .

- Ground Floor Ventilation Layout ref: GCH-QUA-XX-00-DR-N-5700 rev.C05
- First Floor Ventilation Layout ref: GCH-QUA-XX-01-DR-N-5700 rev.C05

- Second Floor Ventilation Layout ref: GCH-QUA-XX-02-DR-N-5700 rev.C04
- Third Floor Ventilation Layout ref: GCH-QUA-XX-03-DR-N-5700 rev.C05

On the basis that the development is implemented in accordance with the plans detailed above and the contents of the email from the planning agent dated 15.07.2022 prior to occupancy and remains operational thereafter, condition no.20 is discharged .

Condition no. 21 External Plant

The content of the GCH Plant Noise Assessment ref: GCH-RAM-XX-XX-RP-Y-00002_P02 has been examined, and is considered to be acceptable in regard to the proposed external plant. On the basis that the development is implemented in accordance with the approved details, condition no.21 is discharged in regard to the external plant at the site (excluding the emergency standby generator) .

The emergency standby stand generator which is to form part of the overall development did not form part of application ref: 124359/VO/2019 and was approved with attached conditions relating to a testing and maintenance schedule and acoustic insulation as part of a separate application (ref132455/VO/2021) . As such matters relating to the standby generator have not been considered as part of the discharge of condition no.21 for clarity .

Condition no. 27 Landscaping

The submitted Landscape Maintenance and Management Plan ref: GCH-IBI-XX-XX-SP-L-700- 0003 has been examined and is considered to be acceptable .

Therefore, on the basis that the development is implemented in accordance with the hard and soft landscaping treatment shown on plan refs: GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) and GCH-IBI-XX-XX-DR-L-700-0001 rev P04(General Arrangement Plan), and the native species details in email from the planning agent dated 21st October 2019; that the approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase; and 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; and in accordance with submitted Landscape Maintenance and Management Plan ref: GCH-IBI-XX-XX-SP-L-700- 000, condition no.27 is discharged.

Date: 4 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.