

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

Approval of details reserved by condition

Applicant

Mrs Victoria Sinclair
Bricks and Soul Ltd
Budley Barn
Mill Lane
Mottram St. Andrew
SK10 4LW

Agent (if used)

Mr Graham Lea
Graham Lea Architecture
Office 5 Newlands House
60 Chainhouse Lane
Whitestake
Preston
PR4 4LG

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Cycle storage), 5 (Security), 6 (Bin storage/waste management) and 7 (Travel plan) relating to planning permission referenced 132444/JO/2021

Location: 134-136 Seymour Road South, Manchester, M11 4PS

Date of application: 25 May 2022

Application number: CDN/22/0337

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 - cycle storage

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

Drawings numbered GL364AF/30, GL364AF/32 and GL364AF/33, stamped as received by the City Council, as Local Planning Authority, on 11 July 2022

The information is considered to be acceptable and condition 4 is now formally discharged. subject to the development only being carried out in accordance with these approved details and these facilities then being permanently retained for bicycle storage.

condition 5 - security

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

Security Provisions - 134 Seymour Road document

The Mosscafe Housing Group Door entry/access control document (Issue (2)
31/01/2020)

Stamped as received by the City Council, as Local Planning Authority, on 7 July 2022

Email from Graham Lea, dated 7 July 2022, which details entry security provision for the premises.

The information is considered to be acceptable and condition 5 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

condition 6 - bin storage/waste

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

Waste Management Strategy, stamped as received by the City Council, as Local Planning Authority, on 23 July 2021

Drawings numbered GL364AF/30, GL364AF/31 and GL364AF/32, stamped as received by the City Council, as Local Planning Authority, on 11 July 2022

Email from Graham Lea, dated 11 July 2022, which details waste transfer arrangements for the site.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the approved details being implemented as part of the development and the approved waste management arrangements remaining in situ whilst the use or development is in operation.

condition 7 - travel plan

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

GL 364 Travel Plan, Stamped as received by the City Council, as Local Planning Authority, on 25 May 2022

The information is considered to be acceptable and condition 7 is now formally discharged, subject to the Travel Plan being operated whilst the use is in operation.

Date: 12 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.