

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

Approval of details reserved by condition

Applicant

Ms Victoria Nield
Mosscafe St Vincents Housing Group
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Manchester
M32 0RS

Agent (if used)

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Elizabeth House
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SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 (surface water drainage), 12 (landscaping) and 14 (sustainability) attached to planning permission ref: 122030/FO/2018

Location: Land Off Gate Street/Victoria Street, To The Rear Of Nos 2-24 Range Street & 1-33 Hovis Street, To The Rear Of Nos 2-24 Range Street & 1-33 Hovis Street, Manchester

Date of application: 29 June 2022

Application number: CDN/22/0441

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.6 Surface water drainage

The Drainage Strategy ref: 9001-WML-00-XX-DS-C-0001 rev.P02 April 2022 , and planning agent email dated 27th July 2022, including responses to drainage queries raised, lease details and photographic evidence of flow control installation are considered to be acceptable. On the basis that measures in the Drainage Strategy ref: 9001-WML-00-XX-DS-C-0001 rev.P02 April 2022 , and content of the email from the planning agent email dated 27th July 2022, including responses to drainage queries raised, are implemented and thereafter managed and maintained for as long as the development remains in use, condition no.6 is discharged

Condition no.12 Landscaping

The hard landscaping scheme on plan ref: GS-BTP-00-SP-DR-A-3373 201 rev.P2 and Schedule of External Landscaping Materials has been examined. On the basis that the development is implemented in accordance with drawing ref: 3373 S2 110 rev. stamped as received by the Local Planning Authority on the 28th January 2019, and the hard landscaping scheme on plan ref: GS-BTP-00-SP-DR-A-3373 201 rev.P2 , together with the Schedule of External Landscaping Materials, and the approved hard and soft

landscaping scheme is implemented not later than 12 months from the date of commencement of works, condition no.12 is discharged.

Condition no.14 Sustainability

The submitted Building Regulation compliance Sap rating documentation for nos. 1-9, and 2-12 Gate Street and Energy Performance Certificates (EPC) for nos. 1-9, and 2-12 Gate Street confirming that each property has achieved an Energy Rating - B has been noted. On the basis of the submitted documentation condition no.14 is discharged.

Date: 1 August 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.