

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

**Approval of details reserved by condition**

**Applicant**

Mr Tanweer Sighir  
38 East Road  
Manchester  
M12 5QZ

**Agent (if used)**

Mr Nick Goodchild  
Goodchild Design Partnership (GDP)  
132-134 Great Ducie Street  
Manchester  
M4 6DE

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 3 (materials), 5a (contaminated land), 6 (Security measures), 7 (Bin store & cycle shelter), 10 (Construction Management Plan) and 13 (Environmental Standards Statement) attached to planning permission ref: 118396/FO/2017

**Location:** 75 East Road, Longsight, Manchester, M12 5QY

**Date of application:** 27 August 2019

**Application number:** CDN/19/0715

**Part 2 – Particulars of decision**

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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 - materials**

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

The materials schedule, stamped as received by the City Council, as Local Planning Authority, on 27 August 2019, which indicates the use of Carlton facing bricks. Clayburn civic 73mm and Lagan flat tiles (colour dark grey).

The information is considered to be acceptable and condition 3 is now formally discharged, subject to the development being constructed only using these approved materials.

**condition 5 (a) - contaminated land**

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

Demeter Environmental Ltd Phase I Desk Study Report (ref 18-08-07 revision 0), dated August 2018, and associated Ground Survey maps and survey results, stamped as received by the City Council, as Local Planning Authority, on 27 August 2019.

Demeter Environmental Ltd Phase IIIa Implementation Plan (ref: 19-10-03 revision 0), dated October 2019

Letter from Demeter Environmental Ltd, relating to Phase II Site Investigation, dated 19 October 2019

Both stamped as received by the City Council, as Local Planning Authority, on 21 October 2019.

The information is considered to be acceptable and condition 5(a) is now formally discharged, subject to all measures, identified in the reports, being carried out before development commences.

**condition 6 - security measures**

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

Letter from Greater Manchester Police Design for Security, dated 22 August 2019.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to none of the residential units being occupied or used until the City Council, as Local Planning Authority, has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

**condition 7 - bin store/cycle shelter**

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

Document entitled 'Condition 7) Cycle and Bin Storage Facilities Revision A', dated 21 October 2019 and stamped as received by the City Council, as Local Planning Authority, on 21 October 2019.

Email, from Nick Goodchild dated 4 November 2019. which confirms that the bin and cycle storage facilities will be positioned in the location indicated on drawing number RM14317 revision C dated 04.03.2018 and stamped as received by the City Council, as Local Planning Authority, on 4 March 2018.

The information is considered to be acceptable and condition 7 is now formally discharged, subject to the bin and cycle store being implemented, in accordance with these approved details, as part of the development and remaining in situ whilst the use or development is in operation.

**condition 10 - construction management**

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

Construction Management Plan revision A, dated 1 October 2019 and stamped as received by the City Council, as Local Planning Authority, on 1 October 2019.

The information is considered to be acceptable and condition 10 is now formally discharged, subject to the development only being carried out in accordance with the approved Construction Management Plan.

**condition 13 - Environmental standards**

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

Base Energy Services Ltd Energy Statement (ref:5322 rev0) dated 19 August 2019  
Base Energy Services Ltd Predicted Energy Assessment for Flat 1, dated 20 August 2019  
Base Energy Services Ltd Predicted Energy Assessment for Flat 2, dated 20 August 2019  
Base Energy Services Ltd Predicted Energy Assessment for Flat 3, dated 20 August 2019

All stamped as received by the City Council, as Local Planning Authority, on 27 August 2019.

The information is considered to be acceptable and condition 13 is now formally discharged, subject to the measures identified in the statement being implemented in the construction of the approved development.

Date: 5 November 2019

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](http://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.