

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

Approval of details reserved by condition

Applicant

Downing Living (Manchester) Limited
Downing
5 Myrtle Street
Liverpool
L7 7DN

Agent (if used)

Glenn Robinson
Simpson Haugh and Partners
Riverside 4
Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 11 (SUDS1) attached to application ref no 125573/FO/2019

Location: Plot 11 First Street South, Manchester,

Date of application: 16 December 2021

Application number: CDN/21/0951

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 11 (SUDS)

Condition 11 (SUDS1) - On the basis of implementation in accordance with the following:

Drawing 10266-Z0-A-G100-PL-XX-99001 (Phases A,B and C);

Section 6.3.1 of the AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XX-RP-C-3000 Rev P03;

Appendix J of the AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XXRP- C-3000 Rev P03 includes surface water drainage calculations which show that there is no flooding from the surface water drainage networks for all rainfall events up to and including the 1 in 100 year +40% climate change event;

AJP drawing FSS-AJP-XX-00-DR-C-0011 indicates the exceedance flow paths for the proposed site;

AJP drawings FSS-AJP-XX-00-DR-C-0008, FSS-AJP-XX-00-DR-C-0009, FSS-AJP-XX-00-DR-C- 0010 indicate the details for the permeable paving, cellular attenuation tank and flow control chamber;

Dwgs L531 A and L532 A;

Dwgs FSS - AJP -XX - 00 -DR - C - 0003 Rev P01;

Drawing FSS-AJP-XX-00-DR-C-0001, Rev P03 Dated 05/06/2020;

Drainage Survey by Layer Surveys Ltd; and

Simpson Haugh e-mail 01 04 22

and on the basis that the green roof construction details mimic the design variables (of the green roof areas and permeable paving) used within the MicroDrainage model - to ensure the proposed drainage acts similarly to that highlighted within the model;

the condition is partially discharged and development can commence

Final construction details of the green roofs shall be submitted prior to installation / construction of the green roofs and shall be in place prior to first occupation of each building where they are proposed.

Date: 3 May 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.