

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

Approval of details reserved by condition

Applicant

Mr John Parnell
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33 Cavendish Square
London
W1G 0PW

Agent (if used)

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M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Application to Discharge Condition 5 (SUDS) as attached to planning permission 128409/JO/2020

Location: 60 Charles Street, Manchester, M1 7DF

Date of application: 26 January 2022

Application number: CDN/22/0042

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 5 (SUDS)

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

- The Gro Green Roof Code prepared by Gro ('978-1-5272-8739-6' dated 2021) - Received 19 April 2022
- Roof Inspection Report prepared by IntegriTest Roof Consultancy ('New Maldren Hotel - Level 2 & 16' dated 13 July 2021) - Received 26 January 2022
- Roof Inspection Report prepared by IntegriTest Roof Consultancy ('New Maldren Hotel - Level 7 & 16' dated 05 July 2021) - Received 26 January 2022
- Roof Inspection Report prepared by IntegriTest Roof Consultancy ('New Maldren Hotel - Manchester' dated 15 July 2021) - Received 26 January 2022
- Roof Inspection Report prepared by IntegriTest Roof Consultancy ('New Maldren Hotel Report 4' dated 03 December 2021) - Received 26 January 2022
- Green Roof Operation & Maintenance Manual prepared by Eco Green Roofs Ltd ('Charles Street' Revision 00 dated 01 February 2022) - Received 19 April 2022
- Management and Maintenance of Drainage System prepared by McAleer & Rushe ('Maldren Hotel', undated) - Received 26 January 2022
- GEOSHIELD Verification Report (Reference GEO101021 001 dated 27 February 2020)- Received 19 April 2022
- GEOSHIELD Verification Report (Reference GEO101021 002 dated 03 March 2020) - Received 19 April 2022

- GEOSHEILD Verification Report (Reference GEO101021 003 dated 09 March 2020) - Received 19 April 2022
- GEOSHEILD Verification Report (Reference GEO101021 004 dated 01 May 2020) - Received 19 April 2022
- GEOSHEILD Verification Report (Reference GEO101021 005 dated 06 May 2020) - Received 19 April 2022
- GEOSHEILD Verification Report (Reference GEO101021 006 dated 26 May 2020) - Received 19 April 2022
- GEOSHEILD Verification Report (Reference GEO101021 007 dated 01 June 2020) - Received 19 April 2022
- GEOSHEILD Verification Report (Reference GEO101021 008 dated 10 June 2020) - Received 19 April 2022

The above information has been considered and is acceptable. Condition 5 (SUDs) to planning permission 128409/JO/2020 is now discharged.

Date: 11 May 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.