MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant	Agent (if used)
CR Construction (U.K) Company Limited 55 King Street Manchester M2 4LQ	Mr Jon Suckley Asteer Planning Suite 510 275 Deansgate Manchester M3 4EL

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 7 (drainage) attached to planning permission referenced 126944/FO/2020

Location: Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street , (Known As Victoria Riverside), Manchester

Date of application: 1 October 2021

Application number: CDN/21/0720

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 7 Drainage
The following information has been submitted for consideration in respect of this matter:

RS-ROC-ZZ-XX-DR-C-DCD04 P1, VRS-ROC-ZZ-XX-DR-C-DCD03 P1, RS-ROC-ZZ-XX-DR-C-DCD02 P1, RS-ROC-ZZ-XX-DR-C-DCD01 P1 and VRS-ROC-ZZ-XX-RP-C-DTN01.PDF stamped as received by the City Council, as Local Planning Authority, on the 1 October 2021

211112 30yrCC Vs 100yrCC SO.PDF and 211112 30yrCC Vs 30yrCC SO.PDF stamped as received by the City Council, as Local Planning Authority, on the 12 November 2021

211208 100yr RP Vs 100r+CC SO.PDF stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021

Email from Andy James dated 10 December 2021 Email confirming pressure-rated manholes incorporated to final layout. including drawing VRS-ROC-ZZ-XX-DR-C-DFP01 P2.PDF

Pages from Softworks Combined Page 3.PDF stamped as received by the City Council, as Local Planning Authority, on the 28 January 2022

Email from Andy Davies confirming EA agreement in principle to outfall 1 February 2022

Email from Ruckledge, John dated 28 January 2022 showing FRAP in progress.

The above information has been considered and is acceptable in respect of part (a) of this planning condition. The drainage scheme shall be carried out in accordance with the above information.

The Flood Risk Activity Permit (FRAP) should be progressed in accordance with the approved documents. Should any significant alteration to the approved drainage strategy be required to obtain the Flood Risk Activity Permit, such as a significant change of outfall level or location, the Local Planning Authority should be notified.

Condition 7a is formally discharged basis.

In order to discharge this condition in full, part (c) needs to be complied with which requires that prior to the first occupation of a phase of development a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Date: 11 February 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 of 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.