

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

Approval of details reserved by condition

Applicant

Mr Peter Carroll
Midgard Ltd
4 Elstree Way
Borehamwood
WD6 1RN

Agent (if used)

Amy Gaskell
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 11(e) (Suds landscaping) and 12 (Suds) attached to application ref no 127317/FO/2020

Location: Land At 2 Heyrod Street, Manchester, M1 2WW

Date of application: 29 September 2021

Application number: CDN/21/0708

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(e) (Suds landscaping)

Condition 11(e) (Suds landscaping): On the basis of implementation in accordance with the following:

Dwg RFM-XX-00-DR-L-0019 P01 in relation to site covered by application ref no 127317/FO/2020

and as detailed and amended by the response within Curtins e-mail 15 12 21 the condition is discharged

Condition 12 (Suds)

Condition 12 (Suds): On the basis of implementation and operation in accordance with the following:

*Drainage Details Drawing, prepared by Curtins (ref. 075424-CUR-00-XX-DR-92522-P02_Drainage Details; 075424-CUR-00-XX-DR-92523-P01_Drainage Details);

*Existing Catchment Information, prepared by Curtins (ref. 075424-CUR-00-XX-DR-C-92000-P04_Existing Catchments)

*Drainage Layout, prepared by Curtins (ref. 075424-CUR-00-XX-DR-C-92500-P07_Drainage Layout)

*Overland Flow Routes Drawing, prepared by Curtins (ref. 075424-CUR-00-XX-DR-C-92510-P01_Overland Flow Route)

*Hydraulic Calculations, produced by Curtins via Innovyze (ref. SW NETWORK - Building 100plus30 - 8.9ls max)

*Rain Garden Details, prepared by re-form (ref. 0799-RFM-XX-00-DR-L-8006-Rain Garden Detail)

*Permeable Paving Design, prepared by Brett Landscaping (ref. Permeable Paving - V6 Heyrod St (8.91ls max))

*Tree Pit Bioretention System Specification, prepared by Hydro International (ref. Tree Pit Bioretention System)

as amended by the response within Curtins e-mail 15 12 21, Causeway Drainage Layout PDFs 23-11-21 and UU confirmation e-mail 16-07-21.

the condition is discharged.

Date: 21 December 2021

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.