

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

Approval of details reserved by condition

Applicant

Will Clarke
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M17 1QS

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 8 (servicing strategy), 14 (SuDS maintenance), 15b (TV reception), 16 (acoustics), 17 (acoustics external equipment), 19 (fumes), 20 (hours restaurant, bar, gym), 22 (drop-off strategy), 26 (signage strategy) and 27 (travel plan) attached to planning permission 119265/FO/2018.

Location: 55 Portland Street, Manchester, M1 3HP

Date of application: 14 September 2021

Application number: CDN/21/0671

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.

Servicing Strategy

The following information has been submitted for approval in respect of planning condition 8 (Servicing Strategy)-

Servicing Management Plan ref. J000034-SMP01-REVc dated May 2019

The submitted information is considered acceptable and condition 15b (TV reception) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

SUDS maintenance

The following information has been submitted for approval in respect of planning condition 14 (SUDs maintenance)-

-Drawing no. 70048672-WSP-D-002 Rev P17

-Drainage Site Photographs received by the City Council as Local Planning Authority on 24 November 2021.

- Email from Mark Lewis dated 22 October 2021
- Specifications for Calpeda Submersible Sewage and Drainage Pumps

The submitted information is considered acceptable and condition 14 (SUDs maintenance) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

TV reception

Condition 15b is discharged on the basis of and the implementation of the recommendations and mitigation measures set out in the TV reception survey report ref no. TBAER028 dated 2nd September 2021 should complaints of interference occur within one year following completion of the main external and internal structure of the development.

acoustics

The following information has been submitted for approval in respect of planning condition 16 (Acoustics)-

- Noise Impact Assessment 1019421-RPT-AS-001

The submitted information is considered acceptable and condition 16 (Acoustics) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

acoustics external equipment

The following information has been submitted for approval in respect of planning condition 17 (Acoustics External Equipment)-

- Noise Impact Assessment 1019421-RPT-AS-001

The submitted information is considered acceptable and condition 16 (Acoustics External Equipment) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

Fumes

The following information has been submitted for approval in respect of planning condition 19 (Fumes)-

- O&M manual for the Commercial Kitchen Ventilation detailing the filters, location, and cleaning strategy of the Kitchen Canopy.
- Mechanical Engineer's description using plan views of how the kitchen canopy discharges to the roof level.

The submitted information is considered acceptable and condition 19 (Fumes) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

hours

The following information has been submitted for approval in respect of planning condition 20 (hours)-

Restaurant Breakfast 6.30-10am weekdays / 7am-11am weekends

Dinner -17.00-22.00 daily
Bar - 8:00am - 2:00am daily
Gym - 6am-22pm daily

The submitted information is considered acceptable and condition 20 (Hours) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

drop off strategy

The following information has been submitted for approval in respect of planning condition 22 (drop off strategy)-

-Daily Delivery Schedule Portland St received by the City Council as Local Planning Authority on 14 September 2021.

The submitted information is considered acceptable and condition 22 (drop off strategy)- attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

Signage Strategy

The following information has been submitted for approval in respect of planning condition 26 (Signage Strategy)-

-ClaytonHotel-55-Portland-St-High-Level-Signs-Full-Set-Out-01-RevB-1
-Datasheet-EN-Powersources
-Datasheet-EN-EC21
-LRW_7684_L(00)_42 External Signage Elevations and Details

The submitted information is considered acceptable and condition 26 (Signage Strategy) attached to planning permission ref. 119265/FO/2018 is hereby discharged provided the development is carried out in accordance with the above information.

travel plan

The following information has been submitted for approval in respect of planning condition 27 (Travel Plan)-

-Interim Travel Plan ref. 2156-01-TP01d

The above information has been considered and is acceptable.

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

No further action at this stage. Further details shall be submitted within 6 months of occupation as per the requirements of the planning condition.

Date: 6 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.