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

Mr Richard Goodwin
Olympian Homes
85 Buckingham Gate
London
SW1E 6PD

Agent (if used)

Mr Joseph Mills
DAY Architectural Ltd
1st Floor Lancaster Buildings
77 Deansgate
Manchester
M1 2BW

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 37 (Highways Works) attached to planning permission 141176/JO/2024 as amended by 142052/NMC/2025

Location: Rammon House, 1 Portugal Street East, Manchester, M1 2WX

Date of application: 15 August 2025

Application number: CDN/25/0787

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.

Discharge of condition 37 (Highways Work
Discharge of condition 37 (Highways Works): On the basis of implementation on the basis of the following:

Dwgs 080851 CUR 00 XX DR C 95004 P08 KERBING LAYOUT, 080851 CUR 00 XX DR C 95100 P08 LEGAL PLAN, 080851 CUR 00 XX DR C 95001 P08 S278-GENERAL ARRANGEMENT, 080851 CUR 00 XX DR C 95002 P06 SITE CLEARANCE, 080851 CUR 00 XX DR C 95003 P08 CONSTRUCTION LAYOUT, RSA Designers Response ROAD SAFETY AUDIT STAGE 1/2 by Curtins 610/2024/118/01 Rev 1, PORTUGAL STREET EAST and MANCHESTER PROPOSED S278 HIGHWAY WORKS STAGE 1/2 ROAD SAFETY AUDIT 610/2024/118/01 Rev 1 18 March 2024 by Six Ten

the condition is discharged

Date: 4 September 2025

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.