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)
Manchester (Port Street) Ltd C/o Agent	Ms Kelly McCann Deloitte 100 Embankment Cathedral Approach Manchester M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 9 (a,b,c,d,f,g,h,i,j and k) attached to planning permission 132489/FO/2021 (as amended by 135938/NMC/2023 138008/NMC/2023 and 142363/NMC/2025.

Location: Port Street, Manchester, M1 2EQ,

Date of application: 10 March 2025

Application number: CDN/25/0225

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.

Landscaping Details
9 (Landscaping)

(a) Details of hours during which the terrace at 7th floor level will be open to residents and the mechanisms which would prevent use outside of those hours;

On the basis of ongoing operation in accordance with the following:

Landscape Maintenance Plan Drawing Ref. Z0-REF-G710-SP-GRD-0894- 0003 stamped as received on 10-03-25; and
Public & Non-Public Areas Plan stamped as received on 10-03-25; and
Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents,
management of access, contractor arrangements and hours of use of the 7 th floor terrace (including measures to restrict out of hours use stamped as received on 10-03-25

this part of the condition is discharged

(b) Details of (a) all hard (to include use of natural stone or other high quality materials);

On the basis of implementation in accordance with the following:

Dwgs Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD0894-0005; Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008; Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009; o Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010; Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD0894-8019; and Inclusive Access Statement Ref. RF21-894-R03-P01 all stamped as received on 10-03-25; and Jan 2025 / RF21-894 / Z0-REF-G710-SP-GRD-0894-0002 Port Street, Manchester NBS Landscape Specification Stage 5. Rev C02 by Reform stamped as received on 10-03-25

all as amended by Deloitte E-mail on Yorkstone Paving 09-05-25

this part of the condition is discharged

(b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

On the basis of implementation in accordance with the following:

Dwgs Z0-REF-G710-PL-GRD-0894-0015 C03 PLANTING SCHEDULES AND DETAILS stamped as received on 10-03-25, Z0-REF-G710-PL-GRD-0894-0012 C03 PLANTING PLAN 1 OF 3, Z0-REF-G710-PL-GRD-0894-0013 C03 PLANTING PLAN 2 OF 3 and Z0-REF-G710-PL-GRD-0894-0014 C03 PLANTING PLAN 3 OF 3 all stamped as received on 10-03-25; and

Jan 2025 / RF21-894 / Z0-REF-G710-SP-GRD-0894-0002 Port Street, Manchester NBS Landscape Specification Stage 5. Rev C02 by Reform stamped as received on 10-03-25

this part of the condition is discharged

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

On the basis of implementation in accordance with the following:

Measures set out within Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd stamped as received on 10-03-25

this part of the condition is discharged

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

On the basis of implementation in accordance with the following:

Planting Plan 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0012;
Planting Plan 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0013;
Planting Plan 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0014;
Planting Schedules and Details Drawing Ref. Z0-REF-G710-PL-GRD-0894- 0015; and
Port Street, Manchester Landscape Maintenance Specification Rev C01 by Reform all stamped as received on 10-03-25;

this part of the condition is discharged

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

On the basis of implementation in accordance with the following:

Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD0894-0005;
Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008;
Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009;
Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010;
NBS Landscape Specification Ref. Z0-REF-G710-SP-GRD-0894-0002;
Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD0894-8019; and
Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents,
management of access, contractor arrangements and hours of use of the 7 th floor terrace (including measures to restrict out of hours use stamped as received on 10-03-25 all stamped as received on 10-03-25

this part of the condition is discharged

(g)Details of natural play equipment provision;

On the basis of implementation in accordance with the following:

External Furniture and Play Features Ref. Z0-REF-G710-SP-GRD-0894-0004 stamped as received on 10-03-25

this part of the condition is discharged

(h) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats);

On the basis of implementation in accordance with the following:

Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd stamped as received on 10-03-25

this part of the condition is discharged

(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

On the basis of implementation in accordance with the following:

Port Street, Manchester External Furniture and Play Features Document Sept 2024 Z0-REF-G710-SP-GRD-0894-0004 Rev C02 stamped as received on 10-03-25; and

Dwg Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009.
this part of the condition is discharged

(j) A management and maintenance strategy for the public realm including hours during which these areas would be open to non residents, how access to these areas would be managed in the longer term including triggers for removal of the gated access (based on future development plots being delivered) and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people; and

On the basis of implementation in accordance with the following:

Port Street, Manchester Landscape Maintenance Specification Rev C01 by Reform stamped as received on 10-03-25;

Public & Non-Public Areas Plan stamped as received on 10-03-25; and

Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents,
management of access, contractor arrangements and hours of use of the 7 th floor terrace (including measures to restrict out of hours use) stamped as received on 10-03-25

this part of the condition is discharged

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of raised crossings;design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all;

On the basis of implementation in accordance with the following:

Inclusive Access Statement Ref. RF21-894-R03-P01 stamped as received on 10-03-25

this part of the condition is discharged

Date: 12 May 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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.