MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (CMP), 5 (SuDS), 6 (Acoustic Plant), 7 (Air Quality), 8 (Flue Height) and 9 (External Doors) of Planning Permission 135426/FO/2022

Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL

Date of application: 27 March 2025

Application number: CDN/25/0294

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

SuDs
The following information has been submitted in respect of this planning condition:

o Drainage Maintenance Strategy Report (Reference 220-096; Prepared by AJP; Dated 18/07/2023)
o S2-220-096-RED-AJP-02-00-DR-C-000901-Rev C14: Below Ground Drainage Drainage Strategy
o Existing Brownfield Runoff Drainage Calculations (Prepared by Micro Drainage; Dated 06/05/2022)
o SW Nework Drainage Calculations (Prepared by Micro Drainage; Dated 19/12/2024)
o Drainage Channel Video Evidence
o S2-220-096-RED-AJP-02-00-DR-C-001101-Rev C09: Below Ground Drainage Manhole Schedule (Received 27/03/2025)
o S2-220-096-RED-AJP-02-00-DR-C-001062-Rev C03: Below Ground Drainage Typical Attenuation Tank Detail (Received 27/03/2025)

o S2-220-096-RED-AJP-02-00-DR-C-002000-Rev C01: Exceedance Flow Paths (Received 27/03/2025)
o Ground Investigation Report (Reference 70048625-11173(1); Prepared by WSP; Dated October 2018; Received 27/03/2025)
o 6.3 Proposed Drainage Strategy (Received 27/03/2025)

Stamped as received by the City Council as Local Planning Authority on 21/05/2025, unless specified otherwise.

The submitted information is acceptable in regard to condition 5 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details, as well as then be managed and maintained in accordance with them for the development's lifetime.

Condition 5 is discharged on this basis.

Air Quality
The following information has been submitted in respect of this planning condition:

o Air Quality Statement (File reference: 3422742-HLE-NOTE-AQ-Project RED-R01.docx; Prepared by Hoare Lea; Dated 14/03/2025)

Stamped as received by the City Council as Local Planning Authority on 27/03/2025.

The submitted information is acceptable in regard to part b of condition 7 only. To fully comply with the requirements of the condition, the agreed mitigation measures shall be kept in situ and be adhered to for the lifetime of the development.

Condition 7b is discharged on this basis.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

CMP
The following information has been submitted in respect of this planning condition:

o Project Execution Plan (Incorporating the Construction Phase Plan) Rev 38 (Prepared by Vinci Construction; Dated 19/05/2025)

Stamped as received by the City Council as Local Planning Authority on 12/06/2025.

The submitted information was submitted with insufficient time to allow for its review by statutory consultees. Therefore, the submitted information cannot be confirmed to be acceptable and must thereby be refused.

Condition 3 is still not discharged.

Acoustic Plant
The following information has been submitted in respect of this planning condition:

o Project RED, Stand-by Generator Compound - Plant Noise Assessment (Prepared by Acoustic & Engineering Consultants Limited; Dated 07/09/2021)

Stamped as received by the City Council as Local Planning Authority on 27/03/2025.

Condition 6 cannot be discharged as the submitted information does not include details on how to address noise produced from the approved flue nor louvres associated with the compound building. In order to discharge condition 6 this information is required to be submitted.

Condition 6 is still not discharged.

Flue Height
The following information has been submitted in respect of this planning condition:

o DAY-02-XX-DR-A-20-1101 Revision R1: GA Elevations - Proposed
o 24974-0041 Edition C: Modified Flue Layout

Stamped as received by the City Council as Local Planning Authority on 27/03/2025.

Condition 8 is a compliance condition and can therefore not be discharged. Should the need arise to amend the layout of the flue or its height, planning permission will be required.

Condition 8 is therefore not discharged.

External Doors
The following information has been submitted in respect of this planning condition:

o DAY-02-00-DR-A-20-0101 Revision R1: GA Plan - Level 00 - Proposed

Stamped as received by the City Council as Local Planning Authority on 27/03/2025.

Condition 9 is a compliance condition and can therefore not be discharged. Should the need arise to amend the development so that doors would open out onto the public highway, planning permission will be required.

Condition 9 is therefore not discharged.

Date: 20 June 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.