

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

Approval of details reserved by condition

Applicant

Mayfield Republic Ltd
100 Victoria Street
London
SW1E 5JL

Agent (if used)

Mr Joshua Wyatt-Smith
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 10 (SuDS), 13 (Sustainability Circularity) and 23 (Surface Water) of 137349/JO/2023

Location: Baring Street Office 2 , Manchester, M1 2AD

Date of application: 23 January 2025

Application number: CDN/25/0055

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 10 (SuDS)

Condition 10 (SuDS): On the basis of implementation in accordance with the following:

Mayfield Phase 1a - The Republic Drainage Statement JANUARY 2025 by Civic (3 sections) stamped as received on 23-01-24; and

Dwgs 0196_MAY-CIV-SWI-XXXX-DR-C-310011 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003505 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003504 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003503 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003502 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003501 P01, 0197_MAY-CIV-SWI-XXXX-DR-C-310002 P02, 0197_MAY-CIV-SWI-XXXX-DR-C-310003 P02, 0197_MAY-CIV-SWI-XXXX-DR-C-310004 P02, 0197_MAY-CIV-SWI-XXXX-DR-C-310011 P01, 0197_MAY-CIV-SWI-XXXX-DR-C-310012 P01, 0197_MAY-CIV-SWI-XXXX-DR-C-310021 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003107 P01, 0198_MAY-SEW-SW1-ZZZZ-DR-L-003500 P01 all stamped as received on the 08-04-25

Condition 13 (Sustainability Circularity)

Condition 13 (Sustainability Circularity)- On the basis of ongoing compliance with the following:

The Republic, Mayfield Circular Economy Statement by Lendlease stamped as received on 23-01-24

the condition is discharged

Condition 23 (Surface Water)

Condition 23 (Surface Water)-On the basis of implementation in accordance with the following:

Mayfield Phase 1a - The Republic Drainage Statement JANUARY 2025 by Civic (3 sections) stamped as received on 23-01-24

the condition is discharged

Date: 10 April 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.