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

Stockdale
BAM Construction Site
Plot 9A First Street
River Street
Manchester
M15 4AA

Agent (if used)

James Stockdale
BAM Construction
BAM Construction Site
Plot 9A First Street
River Street
Manchester
M15 4AA

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 9 (SUDS) and 10 (SUDS Verification) attached to planning permission 140926/JO/2024

Location: Plot 9A First Street, Medlock Street, Manchester

Date of application: 5 November 2024

Application number: CDN/24/1023

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.

Conditions 9 (SUDS)
Conditions 9 (SUDS): Previously discharged on application ref no CDN/22/0289

On the basis of compliance with the following:

MN2A-RAM-XX-XX-RP-C-000010	Drainage Strategy dated 07 April 2022
MN2A-RAM-XX-XX-SP-C-000150	Civils Specification dated April 2022
RAM-XX-XX-DR-D-10001	Proposed Drainage General Notes
RAM-XX-XX-DR-D-10010	Existing Below Ground Drainage
RAM-XX-XX-DR-D-10200	Proposed Manhole Schedule
RAM-XX-XX-DR-D-10400	Typical Details Sheet 1
RAM-XX-XX-DR-D-10401	Typical Details Sheet 2
RAM-XX-XX-DR-D-10402	Typical Details Sheet 3
RAM-XX-XX-DR-D-10403	Typical Details Sheet 4
RAM-XX-XX-SH-D-10001	Drawing Schedule
RAM-XX-ZZ-DR-D-10100	Proposed Drainage Strategy (1 Of 2)
RAM-XX-ZZ-DR-D-10101	Proposed Drainage Strategy (2 Of 2)

Received by the City Council as Local Planning Authority on 22 June 2022:

Email from agent and attachments referenced: : 1620002943-GCLIR-03, MN2A-RAM-MB-ZZ-SK-S-000007, SP106103 BC2 Plot 9 First Street - Aluasc BluRoof Calc, MN2A-RAM-ZZ-XX-SK-C-00001, Q-Brake installation E1-E01-067-3-a, 23760~a StormBrixx HD 2 Layer ATT, MN2A-RAM-LA-XX-DR-C-000710 and CDN-22-0289-RUK Responses.

-Agent email dated 23 June 2022

Received by the City Council as Local Planning Authority on 18 July 2022:

Drawings Referenced:
-MN2A-RAM-ZZ-XX-DR-C-000100
-MN2A-RAM-ZZ-XX-DR-C-000101
-MN2A-RAM-ZZ-XX-DR-C-000200

Received by the City Council as Local Planning Authority on 25 July 2022

Drawing referenced: MN2A-RAM-ZZ-XX-DR-C-000200
Stage 4 Hydraulic Calculations Rev 3

the condition is discharged

Condition 10 (SUDS Verification)
Condition 10 (SUDS Verification): On the basis of the following:

The SuDS Operation and Maintenance Plan (Ref: MN2A-RAM-XX-XX-RP-C-000020 V01) PLOT 9A FIRST STREET, by Ramboll Jan 2025;

Attenuation Tank Photos;

SW04 and SW11 Flow Control details and Photos; and

ongoing compliance with the following: MAINTENANCE GUIDELINES, ALUMASC WATERPROOFING SYSTEMS, Reference No: RT8g
Date of issue: 01/07/2021

the condition is discharged

Date: 16 January 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.