

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

Approval of details reserved by condition

Applicant

Union Living Limited 2
C/o Agent

Agent (if used)

Mr Ollie Eyre
Deloitte
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 11 (maintenance strategy), 12 (lighting), 20 (residential management strategy), 22 (drainage), 27 (travel plan), 28 (visitor pickup and dropoff strategy), 42 (water safety) and 44 (external terrace details) to planning permission 132952/JO/2022.

Location: Water Street, Manchester, M3 4JQ

Date of application: 9 October 2024

Application number: CDN/24/0960

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.

Maintenance Strategy

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- Management and Maintenance Strategy (prepared by Exterior Architecture)

The above information submitted has been considered and is acceptable. Condition 11 is now formally discharged.

Lighting

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- T2-FUT-G530-PL-XX-001 (P01) External Lighting Layout (prepared by Futurserv)

The above information submitted has been considered and is acceptable. Condition 12 is now formally discharged.

Residents Management Strategy

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- Residents Management Strategy U+nion T2 (prepared by Union)

The above information submitted has been considered and is acceptable. Condition 20 is now formally discharged.

Drainage

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- 071297-Drainage Planning Conditions Report 24.07.24 Full (prepared by Curtins)

The above information submitted has been considered and is acceptable. Condition 22 is now formally discharged.

Travel Plan

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- V01.1_Discharge Condition No. 27_FTP (prepared by SLR Consulting)

The above information submitted has been considered and is acceptable. Condition 27 is now formally discharged.

visitor pickup and dropoff strategy

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- V01.1_Discharge of Condition No. 28 - Pick up and Drop off Strategy (prepared by SLR Consulting)

The above information submitted has been considered and is acceptable. Condition 28 is now formally discharged.

Water Safety

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 21 November 2024:

- Water Management Strategy U+nion T2 (prepared by Vita)

The above information submitted has been considered and is acceptable. Condition 42 is now formally discharged.

Terrace Capacity

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 09 October 2024:

- PR0635-rep04-mpf - St Johns Union T2 Mcr - External seating noise study (prepared by Fisher Acoustics)

Which states that the hours of use for both terraces shall be:

- 12pm to 10pm Monday to Saturday
- 11am to 7pm Sunday

And that there shall be no amplified sound or any music in these areas at any time, with a maximum limit of 40 patrons in the north terrace and 30 in the south terrace at any time.

The above information submitted has been considered and is acceptable. Condition 42 is now formally discharged.

Date: 21 November 2024

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 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.