

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

**Approval of details reserved by condition**

**Applicant**

Mr Stephen Lythgoe  
Church Inn (Ardwick) Limited  
Unit 4 Royal Mills  
Redhill Street  
Manchester  
M4 5BA

**Agent (if used)**

Mr Ryan Millar  
Coda Studios  
Lloyd House  
18 Lloyd Street  
Manchester  
M2 5WA

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of condition 15 (Drainage) attached to planning permission ref: 135857/FO/2022.

**Location:** Land Bounded By Ardwick Green North, Cotter Street & Niven Street , Manchester, M12 6EY

**Date of application:** 25 July 2024

**Application number:** CDN/24/0675

**Part 2 – Particulars of decision**

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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 15 (Drainage)**

The details shown on the plans and in the documents referenced below have been reviewed:

General Drainage Arrangement plan ref: 2075-CIV-XX-XX-D-C-30001 rev.T07

Cut and Fill Analysis' plan ref: 2075-CIV-XX-XX-D-G-20001 rev.T01

Typical Drainage Details plan ref: 2075-CIV-XX-XX-D-C-31001 rev.T01

Typical Drainage Details Sheet 2 plan ref: 2075-CIV-XX-XX-D-C-31002 rev.T03

Typical Pavement Details plan ref: 2075-CIV-XX-XX-D-G-20002 rev.T03

- FW and SW Stage 4 Network : Primary Surface Water hydraulic calculation data dated 17th September 2024 and received 17th September 2024

-Email from Applicants Civil design engineers to the planning agent dated 17th September 2024 confirming that in relation to the blockage risk assessment, the drainage model has been updated to reflect the actual invert levels of the proposed no-fines sub-base. The outgoing orifice plate has been removed and the Hydro-Brake has a diameter of 87mm, which is greater than the minimum pipe diameter required by Building regs Part H of 75mm.

- Content of Pre-development Enquiry UU ref: 02919133 dated 4th October 2024

On the basis the development is implemented in accordance with the details shown on the plans and in documents referenced above, condition no.15 is discharged.

Date: 4 October 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](http://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.