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

Mr Phillip Dorin
Renaker Build Limited
Renaker
1st Floor NQ Building
47 Bengal Street
Manchester
M4 6BB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 24 (Radar Mitigation Ph1), 45 (Carriageway Condition Pre-Commencement Survey Ph2), 50 (SuDS Ph2), 52 (Radar Mitigation Ph2), and 53a (TV Reception Ph2) attached to Planning Permission 132199/FO/2021.

Location: Car Park, Great Jackson Street, Manchester, M15 4NJ

Date of application: 25 September 2023

Application number: CDN/23/0640

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.

Radar Mitigation Phase 1
Condition 24 - Radar Mitigation Phase 1

Condition 24 is discharged on the basis of the NATS letter dated 7 April 2022 Ref: SG31698/8822.

Carriageway survey Ph2
Condition 45 - Carriageway Condition Pre-Commencement Survey Ph2

The pre-commencement part of Condition 45 is discharged on the basis of the photographic survey, including photographs and Condition Survey Sheets 1-4 received by the City Council as local planning authority on 25 September 2023.

SuDS
Condition 50 - SuDS

Condition 50 is discharged on the basis that the development is carried out in accordance with the following information:

Z1-CUR-G580-PL-GRD-92501 Rev P02 - Proposed Drainage Layout Phase 1 (Plot F2) received by the City Council as local planning authority on 19 February 2024;
Z1-CUR-G580-PL-GRD-92502 Rev P02 - Proposed Drainage Layout Phase 2 (Plot F1) received by the City Council as local planning authority on 19 February 2024;
10334-F1-SHP-G200-SK-B1-001 Rev P01 - F1 BPW/Services Coordination Sketch General Arrangement Level B1;
Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 29 January 2024;
Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 20 December 2023; and
The Drainage Planning Conditions document by Curtains dated 20/11/2023.

Radar Mitigation Phase 2
Condition 52 - Radar Mitigation Phase 2

Condition 52 is discharged on the basis of the NATS letter dated 7 April 2022 Ref: SG31698/8822.

TV Reception
Condition 53a - TV Reception

Part a) of condition 53 is discharged on the basis of the submitted Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023.

Date: 30 April 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 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.