

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

Approval of details reserved by condition

Applicant

Fusion Manchester DevCo Ltd
Fusion House
The Green
Letchmore Heath
Elstree
Hertfordshire
WD25 8ER

Agent (if used)

Miss Claire Pegg
Cushman & Wakefield
1 Marsden Street
Manchester
M2 1HW

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 12 (SUDS) attached to application ref no 129406/FO/2021) (previously discharged under CDN/23/0448)

Location: Land At Deansgate South, Manchester, M3 4LB

Date of application: 6 June 2024

Application number: CDN/24/0490

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 12 - SUDS

Condition 12 is discharged on the basis that the development is carried out in accordance with the following information:

Shear Design letter dated 28 May 2024;
Flood Risk Assessment and Drainage Strategy 20047.02.03.D100B dated June 2023 by Shear Design;
Addendum to Flood Risk Assessment and Drainage Strategy 20047.02.03.D101, dated November 2023 by Shear Design;
River Medlock Diversion Culvert Technical Note 20047.D061 dated May 2023 by Shear Design;
Foul Water and Surface Water Hydraulic Drainage Calculations 20047.D102A dated 28.05.2024 by Shear Design;
20047-111 Rev D - Levels Layout Lower Ground Floor;
20047-121 C04 Drainage Layout Lower Ground Floor;
20047-122 C02 Drainage Layout Ground Floor;
20047-127 Rev C - Drainage Exceedance Flow Routes;
20047-128 Rev D - Drainage Layout Top Roof;

20047-131 C01 - Substructure Drainage Construction Details Sheet 1;
20047-132 C02 - Substructure Drainage Construction Details Sheet 2; and
20047-135 C02 - Surface Water Detention Tank.
United Utilities emails received by the City Council as local planning authority on 4 July 2023.

Date: 8 August 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.