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

Ridge Manchester s.a.r.l
17A Rue Des Bains
Luxembourg
L-1212

Agent (if used)

Mr Sean Rawling
Quod Ltd
Capitol
Bond Court
Leeds
LS1 5SP

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 6 (Ground Conditions), 10 (Drainage Verification) and 34 (Off Site Highways) attached to Planning Permission Reference 121380/FO/2018.

Location: Swan House , Swan Street, Manchester, M4 5DF

Date of application: 23 February 2024

Application number: CDN/24/0135

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 6 Ground Conditions
The following information has been considered in respect of this planning condition:

- 067266-CUR-00-XX-RP-GE-001-V05_Phase 1 Desk Study _Swan House
- 067266-CUR-00-XX-RP-GE-002-V02_Swan House Pre-Demo Phase 2 Report
- 067266-CUR-00-XX-RP-GE-003-P02_Piling Risk Assessment
- 077409-CUR-00-XX-RP-GE-002-V04_Phase 2
- 077409-CUR-XX-XX-CO-GE-00001-V01_Ground water
- UU Risk_Assessment_Swan House

The above information was received by the City Council, as Local Planning Authority, on the 23 February 2024

- Email from Sean Rawling dated the 22 March 2024

The above information has been considered and is acceptable.

Condition 6 is now formally discharged.

Condition 10 Drainage Verification
The following information has been considered in respect of this planning condition:

'Verification Report and Drainage Report' (Ref: 067266-CUR-00-XX-RP-C-92002) REV CR03

The above information was received by the City Council, as Local Planning Authority, on the 24 April 2024

The above information has been considered and is acceptable.

Condition 10 is now formally discharged.

Condition 34 Off site highways
The following information has been considered in respect of this planning condition:

- 32073-CUR-Z0-C-G710-PL-00-001_P04 S278 Agreement Plan
- 32073-CUR-Z0-C-G710-PL-00-002_P04 S278 Site Clearance
- 32073-CUR-Z0-C-G710-PL-00-003_P04 S278 Pavement Details
- 32073-CUR-Z0-C-G710-PL-00-004_P04 S278 Kerbing Detail
- 32073-CUR-Z0-C-G710-PL-00-005_P03 S278 Road Markings and Signage
- 32073-CUR-Z0-C-G710-PL-00-006_P06 S278 Drainage
- 32073-CUR-Z0-C-G710-PL-00-007 S278 Proposed Setting Out

The above information was received by the City Council, as Local Planning Authority, on the 23 February 2024

The information has been considered and is acceptable.

Condition 34 is now formally discharged.

Date: 8 May 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.