

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

Approval of details reserved by condition

Applicant

Mr James Daycock
Renaker Build Ltd
1st Floor NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 18b & 56b (Television post construction survey report) and 15, 53, 93 and 119 (SUDS verification & management) attached to planning permission 126668/FO/2020.

Location: Crown Street Phase 2 , Manchester, M15 4XL

Date of application: 28 June 2023

Application number: CDN/23/0396

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.

SuDS

Condition 15 - SuDS Verification & Management

Condition 15 is discharged on the basis that the development has been carried out in accordance with the following information:

Information received by the City Council as local planning authority on 26 February 2024:

Manhole C01 as Built Survey 27-09-23 Updated 26-02-24;
Manhole C02, SW06 SW07 as Built Survey 27-09-23 Updated 26-02-24;
Response to MCC FRM Comments;
Z1-WSP-G580-PL-XX-DR02 P20 Proposed Drainage Layout;

Information received by the City Council as local planning authority on 27 November 2023:

NRA Roofing Package Operating & Maintenance Manual;
Crown Street - Blue Roof Maintenance Checklist;
Crown Street - Blue Roof Maintenance Plan;

Information received by the City Council as local planning authority on 25 September 2023:

Drainage Management and Maintenance dated 2 November 2022 by Renaker Build Ltd;

Information received by the City Council as local planning authority on 15 June 2023:

Z2-NRA-G240-PI-Grd-001 Rev P1

ZZ-NRA-G240-PI-GRD-001 Rev P1

19_021-Z3-MEP-G590-PI-B1-003 Rev P19

Z2-NRA-G240-De-Grd-009 Rev P2

Z1-WTE-G770-PL-XX-PH01 Rev 01

Z1-WTE-G770-PL-XX-PH02 Rev 01

Z2-NRA-G240-Ca-Grd-001 P1 Aquamodul Blue Roof Design Calculation

Photographic Evidence of Blue Roof Attenuation Crate Installation; and

Agent emails of 26 Feb & 26 Jan 24 (emails from James Daycock of Renaker to Lucy Harrison of Manchester City Council).

TV Reception Phase A

Condition 18 - TV Reception Phase A

The requirements of Condition 18b are deemed to have been met on the basis that the Mitigation section on page 26 of the Television Post-Construction Survey Report by Pager Power dated May 2023 shall be fully implemented within timescales to be agreed in writing by the City Council as local planning authority should any interference complaint be received from within the development's immediate shadow zone (within 1km of the development) within one year following completion of the main external and internal structure of the development.

SuDS

Condition 53 - SuDS Verification & Management

Condition 53 is discharged on the basis that the development has been carried out in accordance with the following information:

Information received by the City Council as local planning authority on 26 February 2024:

Manhole C01 as Built Survey 27-09-23 Updated 26-02-24;

Manhole C02, SW06 SW07 as Built Survey 27-09-23 Updated 26-02-24;

Response to MCC FRM Comments;

Z1-WSP-G580-PL-XX-DR02 P20 Proposed Drainage Layout;

Information received by the City Council as local planning authority on 27 November 2023:

NRA Roofing Package Operating & Maintenance Manual;

Crown Street - Blue Roof Maintenance Checklist;

Crown Street - Blue Roof Maintenance Plan;

Information received by the City Council as local planning authority on 25 September 2023:

Drainage Management and Maintenance dated 2 November 2022 by Renaker Build Ltd;

Information received by the City Council as local planning authority on 15 June 2023:

Z2-NRA-G240-PI-Grd-001 Rev P1
ZZ-NRA-G240-PI-GRD-001 Rev P1
19_021-Z3-MEP-G590-PI-B1-003 Rev P19
Z2-NRA-G240-De-Grd-009 Rev P2
Z1-WTE-G770-PL-XX-PH01 Rev 01
Z1-WTE-G770-PL-XX-PH02 Rev 01
Z2-NRA-G240-Ca-Grd-001 P1 Aquamodul Blue Roof Design Calculation
Photographic Evidence of Blue Roof Attenuation Crate Installation; and

Agent emails of 26 Feb & 26 Jan 24 (emails from James Daycock of Renaker to Lucy Harrison of Manchester City Council).

TV Reception Phase B

Condition 56 - TV Reception Phase B

The requirements of Condition 56b are deemed to have been met on the basis that the Mitigation section on page 26 of the Television Post-Construction Survey Report by Pager Power dated May 2023 shall be fully implemented within timescales to be agreed in writing by the City Council as local planning authority should any interference complaint be received from within the development's immediate shadow zone (within 1km of the development) within one year following completion of the main external and internal structure of the development.

SuDS

Condition 93 - SuDS Verification & Management

Condition 93 is discharged on the basis that the development has been carried out in accordance with the following information:

Information received by the City Council as local planning authority on 26 February 2024:

Manhole C01 as Built Survey 27-09-23 Updated 26-02-24;
Manhole C02, SW06 SW07 as Built Survey 27-09-23 Updated 26-02-24;
Response to MCC FRM Comments;
Z1-WSP-G580-PL-XX-DR02 P20 Proposed Drainage Layout;

Information received by the City Council as local planning authority on 27 November 2023:

NRA Roofing Package Operating & Maintenance Manual;
Crown Street - Blue Roof Maintenance Checklist;
Crown Street - Blue Roof Maintenance Plan;

Information received by the City Council as local planning authority on 25 September 2023:

Drainage Management and Maintenance dated 2 November 2022 by Renaker Build Ltd;

Information received by the City Council as local planning authority on 15 June 2023:

Z2-NRA-G240-PI-Grd-001 Rev P1
ZZ-NRA-G240-PI-GRD-001 Rev P1
19_021-Z3-MEP-G590-PI-B1-003 Rev P19
Z2-NRA-G240-De-Grd-009 Rev P2
Z1-WTE-G770-PL-XX-PH01 Rev 01
Z1-WTE-G770-PL-XX-PH02 Rev 01
Z2-NRA-G240-Ca-Grd-001 P1 Aquamodul Blue Roof Design Calculation

Photographic Evidence of Blue Roof Attenuation Crate Installation; and

Agent emails of 26 Feb & 26 Jan 24 (emails from James Daycock of Renaker to Lucy Harrison of Manchester City Council).

SuDS

Condition 119 - SuDS Verification & Management

Condition 119 is discharged on the basis that the development has been carried out in accordance with the following information:

Information received by the City Council as local planning authority on 26 February 2024:

Manhole C01 as Built Survey 27-09-23 Updated 26-02-24;

Manhole C02, SW06 SW07 as Built Survey 27-09-23 Updated 26-02-24;

Response to MCC FRM Comments;

Z1-WSP-G580-PL-XX-DR02 P20 Proposed Drainage Layout;

Information received by the City Council as local planning authority on 27 November 2023:

NRA Roofing Package Operating & Maintenance Manual;

Crown Street - Blue Roof Maintenance Checklist;

Crown Street - Blue Roof Maintenance Plan;

Information received by the City Council as local planning authority on 25 September 2023:

Drainage Management and Maintenance dated 2 November 2022 by Renaker Build Ltd;

Information received by the City Council as local planning authority on 15 June 2023:

Z2-NRA-G240-PI-Grd-001 Rev P1

ZZ-NRA-G240-PI-GRD-001 Rev P1

19_021-Z3-MEP-G590-PI-B1-003 Rev P19

Z2-NRA-G240-De-Grd-009 Rev P2

Z1-WTE-G770-PL-XX-PH01 Rev 01

Z1-WTE-G770-PL-XX-PH02 Rev 01

Z2-NRA-G240-Ca-Grd-001 P1 Aquamodul Blue Roof Design Calculation

Photographic Evidence of Blue Roof Attenuation Crate Installation; and

Agent emails of 26 Feb & 26 Jan 24 (emails from James Daycock of Renaker to Lucy Harrison of Manchester City Council).

Date: 25 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 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.