

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

Approval of details reserved by condition

Applicant

Manchester (Port Street) Limited
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 4b (Materials- partial discharge Circular Economy Statement), 10 (Drainage) and 13 (Embodied Carbon partial) attached to planning permission 132489/FO/2021 as amended by 135938/NMC/2023 and 138008/NMC/2023

Location: Land Bounded By Great Ancoats Street To The North, Brownsfield Mill And A Surface Car Park To The East, A Surface Car Park To The South And Port Street To The West, Manchester

Date of application: 16 August 2023

Application number: CDN/23/0566

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.

Conditions 4b (Materials)

Conditions 4b (Materials - Circular Economy Statement)- On the basis of compliance with the following:

Manchester Port Street Ltd, Port Street - Circular Economy Statement Final Report July 2023 by WSP

this part of the condition is discharged

SUDS 1

Discharge of condition 10 (SUDS 1): On the basis of implementation in accordance with the following:

Dwgs DRAINAGE STANDARD DETAILS, DRAINAGE LAYOUT GROUND LEVEL, MANHOLE SCHEDULE and DRAINAGE LAYOUT BASEMENT LEVEL stamped as received on 16-08-23 as amended and supplemented by the following Data Sheets, PUMPING STATION USER INFORMATION MANUAL and Details , EXCEEDANCE-OVERLAND FLOW ROUTES, HYDRAULIC CALCULATIONS, DRAINAGE INFORMATION Dwgs, Flow Rates e-mail from ACP Technologies (13-04-23) and WSP/RBL Reply 08/11/2023 response to MCC comments document and UU email re Drainage Strategy (24-03-23) all stamped as received on 08-11-23

the condition is discharged

Condition 13 (Embodied Carbon)

Condition 13 (Embodied Carbon): On the basis of compliance with the following:

Port Street, Condition 13 Technical Note (Circular Economy and Whole Life Carbon Principles) dated 20 July 2023 prepared by WSP this part of the condition is discharged

Full discharge requires submission of a post construction statement shall be submitted within 12 months of occupation of the development.

Date: 17 November 2023

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.