

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

Approval of details reserved by condition

Applicant

Mr Ebrahim Bassa
365 Rooms Manchester Ltd
C/o Agent

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3a (ground contamination) and 14 (SuDS) attached to planning permission 120113/FO/2018

Location: 1 Alpha Place, Manchester, M15 4PP

Date of application: 3 August 2021

Application number: CDN/21/0579

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.

3a - Contaminated Land

Condition 3a - Contaminated Land

Part (a) of condition 3 is discharged on the basis of the following submitted information:

Remedial Strategy JM/C4891/10710 Rev A dated January 2022 by Brownfield Solutions Ltd;

Ground gas risk assessment letter (including Exploratory Hole Logs, Borehole Location Plan and Gas Monitoring Results) JMC/C3512/6996 Rev A dated 22 December 2021 from Brownfield Solutions Limited; and

Certification of Calibration certificates 20 March 2017 and 24 January 2017.

14 - SuDS

Condition 14 - SuDS

Condition 14 is discharged on the basis that the development is carried out in accordance with the following information:

Proposed Drainage drawing 9198-SWF-XX-XX-D-C-1102 Rev C01;

Exceedance Routes drawing 9198-SWF-XX-XX-D-C-1106 Rev C02;

Typical Manhole Details drawing 9198-SWF-XX-XX-D-C-1401 Rev C01;

Typical Drainage Details drawing 9198-SWF-XX-XX-D-C-1402 Rev C02;
Attenuation Tank Typical Details drawing 9198-SWF-XX-XX-D-C-1403 Rev C01;
Email from Darren Webster to Daniel Rogers dated 22/09/2021 and annotated
Proposed Drainage drawing 9198-SWF-XX-XX-D-C-1102 Rev C01, both attached to
Daniel Rogers email dated 22/09/2021;
Email from Daniel Rogers dated 23/09/2021;
Email from Graham Perry of United Utilities dated 21/09/2021; and
Surface Water Calculations dated July 2021 Ref 9198 Rev B.

Date: 16 January 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.