

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

Approval of details reserved by condition

Applicant

Portugal Street East Limited
85 Buckingham Gate
London
SW1E 6PD

Agent (if used)

Mr Matthew Grindey
DAY Architectural Ltd
1st Floor Lancaster Buildings
77 Deansgate
Manchester
M3 2BW

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 14 (SUDS1) attached to application ref no 121099/FO/2018 (excluding the 'Green')

Location: Rammon House , 1 Portugal Street East, Manchester, Manchester, M1 2WX

Date of application: 17 March 2022

Application number: CDN/22/0161

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 14 (SUDS1)

Condition 14 (SUDS1)-On the basis of implementation in accordance with the following:

Drawings C-26-001 C1, PD-IR-SD-100 , C-26 001 REV P3, C-26 004 REV P2 and C26- 009 REV P1 stamped as received on 17-03-22 with any amendments as set out in Dwgs 1284-21-DAY-A-00-103, C-26-012 REV P1 DRAINAGE STANDARD DETAILS - SHEET 3 , 20-0108 REV E, 20-0108 REV E, 27-301 REV A, 27-302 REV A all stamped as received on 16-05-22;

DRAINAGE CALCULATION document dated 07-02-22;

Stage 1 Blue Roof Design, Portugal Street East, Manchester document dated 16.12.21 and Drawing C-26-012_P1_DRAINAGE CONSTRUCTION DETAILS SHEET 3;

Responses to LLFA Comments 16 May 2022 stamped as received on 30-06-22; and

PORTUGAL STREET EAST MANCHESTER EMAIL stamped as received on 16-05-22

That the LPA are advised that the applicant now owns all land within the site boundary, and evidence is presented "TP1 - TfGM to PSE (undated) signed PSE", which indicates

that the drainage arrangement has been agreed with TfGM, including that the drainage will be outside the retaining wall easement area, and that the drainage is designed and located to be unaffected by any potential future ownership reclaim (see CDN/22/0159)

the condition is discharged.

For the avoidance of doubt details of SUDs Management for the 'Green' are to be dealt with under condition 13(e).

Date: 25 October 2022

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.