

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

Approval of details reserved by condition

Applicant

Paul Waite
Manchester City Council
Corporate Core Directorate
Town Hall
PO Box 532
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Agent (if used)

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Dantzic Street
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M4 2AL

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition no.32 (drainage management and maintenance) attached to planning permission ref: 124359 /VO/2019

Location: Gorton Community Hub, 27 Garratt Way, Manchester, M18 8HE

Date of application: 14 September 2022

Application number: CDN/22/0654

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.

Drainage management and maintenance

The contents of the submitted documentation and plans detailed below have been examined and are considered to be acceptable.

Morgan Sindell Attenuation Tank on Gorton Hub site completed Management system checklist;

GCH Car Park SUDS As Built record and photographs

GCH Main Building SUDS As Built record and photographs

Attenuation Tanks details (using pluvial cube module units) plan ref: GCH-ABL-XX-XX-DR-0001 rev. C02

Attenuation Tank 1 layout (using pluvial cube module units) plan ref: GCH-ABL-XX-XX-DR-0002_rev. C03_

Attenuation Tank 2 layout (using pluvial cube module units) plan ref :GCH-ABL-XX-XX-DR-0003 rev. C02

Fluidic AMP Aquabrake Stainless Strap Attachment fabrication plan ref: GCH-ABL-XX-XX-DR-0004 rev. C02

Oriface Plate Flow Control Attachment Fabrication plan ref: GCH-ABL-XX-XX-DR-0005_rev. C02_

Drainage Details Sheet 1 plan ref: GCH-CUR-XX-XX-DR-C-92003 rev. C01

Drainage Details Sheet 2 plan ref: GCH-CUR-XX-XX-DR-C-92004 rev. C03
Drainage Details Sheet 3 plan ref: GCH-CUR-XX-XX-DR-C-92005 rev. C02
Proposed manhole schedule plan ref: GCH-CUR-XX-XX-DR-C-92006 rev. C07
Existing Site Location Plan ref: GCH-IBI-WB-00-DR-A-100-002 rev. P02

Received 14th September 2022.

Content of email from Planning agent dated 6th October 2022;
Proposed Drainage Layout plan ref: GCH-CUR-XX-XX-DR-C-92002-C13
Flood Risk Assessment Detailed Drainage Strategy ref: GCH-CUR-XX-XX-RP-C-0002
rev. P03 dated 7th January 2022.
Maintenance Recommendations - R2 prepared by Environmental Sustainable Solutions;
As Built Hydrbrake visual.
Received 6th October 2022

On the basis that the management and maintenance arrangements within documents
and plans referred to above remain in place for the lifetime of the development ,
condition no.32 is discharged.

Date: 27 October 2022

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.