MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Mr Richard Goodwin
Olympian Homes
85 Buckingham Gate
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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of condition 13 (parts a-n) attached to planning permission planning permission 141176/JO/2024 as amended by 142052/NMC/2025

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

Date of application: 16 October 2025

Application number: CDN/25/1000

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 13 (i)
Condition 13 (i) - Implementation Timetable- On the basis of implementation in accordance with the following:

Implementation Programme for External Landscaping; and

PHASES MARKUP DM 070225 20 11 25

both stamped as received on 20 -11-25

this part of the condition is discharged

Condition 13 part (ii) m
Condition 13 part (ii) m - Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Dwg RFM-XX-00-DR-L-0014 S1 PL04:

On the basis of implementation in accordance with the following:

Dwg RFM-XX-00-DR-L-0014 S1 PL04 and

0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter (point m)

this part of the condition is discharged

Condition 13 part (ii) a
Condition 13 part (ii) (a)- Final details of the 'Green' including any required wind mitigation measures as set out in the Portugal Street East, Manchester: Environmental Statement Volume 1 August 2019 by Deloitte Real Estate

On the basis of the following:

CDN_25_1000-EMAIL_THREAD_RE_WIND_MITIGATION_REVIEW-

and implementation in accordance with the following:

Dwgs L-90-006 C07 Detail General Arrangement-2 of 2, L-90-013 C03 Parkland Planting Plan, L-90-801 Soft Landscape Details,
L-90-802 Paving Swatches and Edge Details, L-90-803 Street Furniture Details and L-90-807 Parkland Details

this part of the condition is discharged

Condition 13 part (ii) b
Condition 13 part (ii) b - Details of (a) all hard (to include use of natural stone or other high quality materials)and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people):

On the basis of implementation in accordance with the following:

L-90-005 Detail General Arrangement-1 of 2;
L-90-006; Detail General Arrangement-2 of 2;
L-90-011 Tree Plan;
L-90-012 Detailed Planting Plan;
L-90-013 Parkland Planting Plan;
0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter (section b);
Tree Planting E-mail stamped as received on 20-11-25;
DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25; and
Reform Covering Letter dated 05-09-25

this part of the condition is discharged

Condition 13 part (ii) c
Condition 13 part (ii) c - Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

On the basis of implementation and ongoing maintenance in accordance with the following:

this part of the condition is discharged

Condition 13 part (ii) d
Condition 13 part (ii) d - Details of the proposed tree species within the public realm including proposed size,species and planting specification including tree pits and design and details of ongoing maintenance:

On the basis of implementation in accordance with the following:

L-90-011 Tree Plan L-90-012 Detailed Planting Plan L-90-013 Parkland Planting Plan 0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter

this part of the condition is discharged

Condition 13 part (ii) e
Condition 13 part (ii) e - Details of how surface water from the public realm and from Blocks 1, 2 and 3 would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces: On the basis of the following:

Dwg 895 - SURFACE WATER CALCULATIONS, C-26-001_FI3_DRAINAGE GENERAL ARRANGEMENT and email confirmation.

the condition is discharged

Condition 13 part (ii) f
Condition 13 part (ii) f- Green roof to Block 3:

On the basis of implementation in accordance with the following:

Drawing: A-27-301 Block 3 Roof Layout

this part of the condition is discharged

Condition 13 part (ii) g
Condition 13 part (ii) g- Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people)

On the basis of implementation in accordance with the following:

Dwgs L-90-803 Street Furniture Details, L-90-805 Private Terrace and Pergola Details, L-90-806 Stone Bench Detail and
L-90-807 Parkland Details;
DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25; and
Reform Covering Letter dated 05-09-25

this part of the condition is discharged

Condition 13 part (ii) h

Condition 13 part (ii) h- Street lighting around the site (which includes for consideration of older and disabled people):

On the basis of implementation in accordance with the following:

Dwgs L-90-005 Detail General Arrangement-1 of 2; L-90-006 Detail General Arrangement-2 of 2 and L-90-807 Parkland Details

and

DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25

this part of the condition is discharged

Condition 13 part (ii) i
Condition 13 part (ii) i-Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people):

On the basis of implementation in accordance with the following:

WAYFINDINGSTRATEGY-REPORT-03

this part of the condition is discharged

Condition 13 part (ii) j
Condition 13 part (ii) j - A management strategy for the external amenity areas associated with Blocks 1 and 2 including hours during which these areas would be open to residents:

On the basis of the following:

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester in relation to management of external areas stamped as received on 09-12-25

this part of the condition is discharged

Condition 13 part (ii) k
Condition 13 part (ii) k - A building cleaning schedule:

On the basis of implementation in accordance with the following:

A-75 -100 - A&M - Ground Floor Plan_RevB A-75-101 - A&M - Whole Building North West Elevation_RevB A-75-102 - A&M - Whole Building South East Elevation_RevB A-75-103 - A&M - Block 1 - North East Elevation_RevB A-75-104 - A&M - Block 1 - South West Elevation_RevB A-75-105- A&M - Block 2 - South West Elevation_RevB A-75-106 - A&M - Block 2 - North East Elevation_RevB A-75-R01 - A&M - Roof Plan_RevB

this part of the condition is discharged

Condition 13 part (ii)l

Condition 13 part (ii) l -Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all;

On the basis of implementation in accordance with the following:

Dwgs 080851-CUR-00-XX-DR-C-95001, 80851-CUR-00-XX-DR-C-95002, 80851-CUR-00-XX-DR-C-95003, 80851-CUR-00-XX-DR-C-95004, 80851-CUR-00-XX-RP-C-V01 and 610-2024-118-01 Rev 1

this part of the condition is discharged

Condition 13 part ii(n)
Condition 13 part ii(n)- A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

On the basis of implementation and ongoing management of the public realm within the application site boundary on the basis of the following:

The Fairfax, Manchester Landscape Management Plan Rev 02 by re-form October 2025

this part of the condition is discharged

Date: 28 January 2026

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 of 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.