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

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 8 (Landscaping and Highways- Programme), 12 (Drainage), 34 (Surface Water), 38 (Surface Water), 39 (UU Assets) and 42 (Glare Rail Infrastructure) attached to Planning Permission 138808/FO/2023.

Location:

Land at the Junction of Charles Street and York Street Manchester

Application reference:

OTH-2026-000235

Applicant:

Mr Mike Bathurst

Date of application:

07 May 2026

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.

Landscaping and Highways- Programme

On the basis of adherence to the following:

Charles Street Planning C8 Programme for Biodiversity and Roofs stamped as received on 07-05-2026

the condition is discharged

Drainage

On the basis of implementation in accordance with the following:

Bauder Blue Roof Information including: Steel Frame for Roof Generator Images and Diagram Hotmelt Typical Details Sheet 1 of 2 – Dwg. D0700-00I_200-001 Rev C Hotmelt Typical Details Sheet 2 of 2 – Dwg. D0700-00I_200-002 Rev B Blue Roof Calculation dated 30/04/2025, Rev A NBS Section J41 Statement – Ref. B0001-01_K5K-KSADUO-FATE-SuperALE_Ballast AttenCell_V5 Charles Street Hydraulic Calculation V3

as updated by

Finalised drainage layouts stamped as received on 05-08-26

Hydraulic calculation of the proposed drainage system stamped as received on 05-08-26; and

Construction details of flow control and SuDS elements stamped as received on 05-08-26

the condition is discharged

Surface Water,

On the basis of the foul and surface water drainage being implemented on the basis of the following:

Drawing 10489-DCE-Z1-S-G200-PL-XX-0100, Rev P05 - Dated 25.09.25,

UU S106 agreement for the surface water connection, ref. 08203932; and • Hydraulic calculations for the scheme, dated 17 April 2026.

the condition is discharged

Surface Water

On the basis of the foul and surface water drainage being implemented on the basis of the following:

Drawing 10489-DCE-Z1-S-G200-PL-XX-0100, Rev P05 - Dated 25.09.25,

UU S106 agreement for the surface water connection, ref. 08203932; and • Hydraulic calculations for the scheme, dated 17 April 2026.

the condition is discharged

UU Assets

On the basis of implementation in accordance with the following:

Proposed Drainage Layout GA dwg no. 10489-DCE-Z1-S-G200-PL-XX-0100, Rev. P05; Water Main Protection Statement dated 17 April 2026; Correspondence with United Utilities regarding works in proximity to the water main (24 July 2025);

Water Main GPR Information including: United Utilities Water Main Diagram Underground Utilities Survey CCTV Drainage Survey Water Main / Surface Water Outfall Section – Dwg. No. 10489-DCE-Z1-S-G200-DE-XX-8001 Risk Avoidance Measures; Statement Water Main Protection Statement (Updated) and Charles Street Hydraulic Calculation V3

the condition is discharged

Glare

On the basis of the following:

Solar Glare Assessment (ref. MH/JK/R0L01308, dated March 2024) has been prepared by Anstey Horne

the condition is discharged

Date: 27 August 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-decision. 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.