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 Condition 6 (Verification Report (Flood Risk and Drainage Assessment) attached to Planning Permission 126944/FO/2020 (Phase 2).

Location:

Land Bound by Dantzic Street, Gould Street, Williamson Street and Bromley Street (Known as Victoria Riverside) Manchester.

Application reference:

OTH-2026-001221

Applicant:

Far East Consortium International Limited

Date of application:

03 August 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.

Condition 6 FRA verification

The following information has been submitted in respect of this planning condition:

Landscape masterplan Planit I.E. 1768.1-PLA-XX-XX-DR-L-0005 C03 Sewer Easements with landscape infrastructure (UU drawing)-Model United Utilities - - Podium A – Proposed Ground Floor Plan Hawkins Brown VRS-HBA-PA-00-DR-A-20_1100 C7 Below Ground Drainage General Arrangement Sheet 1 of 5 RoC Consulting VRS-ROC-ZZ-XX-DR-C-DGA01 INFO 1 Below Ground Drainage General Arrangement Sheet 2 of 5 RoC Consulting VRS-ROC-ZZ-XX-DR-C-DGA02 INFO 1 Below Ground Drainage General Arrangement Sheet 3 of 5 RoC Consulting VRS-ROC-ZZ-XX-DR-C-DGA03 INFO 1 Below Ground Drainage General Arrangement Sheet 4 of 5 RoC Consulting VRS-ROC-ZZ-XX-DR-C-DGA04 INFO 1 Below Ground Drainage General Arrangement Sheet 5 of 5 RoC Consulting VRS-ROC-ZZ-XX-DR-C-DGA05 INFO 1 Sewer easements RoC Consulting VRS-ROC-ZZ-XX-DR-C-SE1 INFO 1 Sewer easements with landscape Infrastructure RoC Consulting VRS-ROC-ZZ-XX-DR-C-SE2 INFO 1 Reports Flood Compensation Scheme Verification Report RoC Consulting 4212-ROC-ZZ-XX-RP-C-CND06 - Flood Management Plan Waterman WIE20674-100-R-1-3-1-FMP - Photos Flood Barriers Photo 1 FEC Flood barriers (1) - Flood Barriers Photo 2 FEC Flood barriers (2) - Flood Barriers Photo 3 FEC Flood barriers (3) - Flood Barriers Photo 4 FEC Flood barriers (4) - Flood Barriers Photo 5 FEC Flood barriers (5) - Hydrobrake Photo 1 FEC Hydrobrake (1) - Hydrobrake Photo 2 FEC Hydrobrake (2) - Permeable Paving Photo 1 FEC Permeable paving (1) - Permeable Paving Photo 2 FEC Permeable paving (2) - Rain Garden FEC Rain Garden - Rain Gardens Photo 1 FEC Rain Garden 1 - Rain Gardens Photo 2 FEC Rain Garden 2 - Rain Gardens Photo 3 FEC Rain Garden 3 - Rain Gardens Photo 4 FEC Rain Garden 4

Received by the City Council, as Local Planning Authority, on the 3 August 2026

The above information has been considered and is acceptable.

Condition 6 is now formally discharged.

Date: 23 September 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.