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 Rob Renshaw
Manchester City Council
Capital Programmes And Property
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Agent (if used)

planning
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Wellfield
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WA7 3BA

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Construction Management Plan), 6a (Contaminated land) , 7 (Drainage) and 8 (Coal mine workings) attached to planning permission ref: 128597/VO/2021

Location: Velodrome, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ

Date of application: 17 August 2021

Application number: CDN/21/0612

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 no.4 CMP
The Construction Phase Health and Safety Plan Document Number: H&S-GP-FO-0051 Version: 1.6 rev.A by ISG received 11th October 2021 is considered to be satisfactory. On the basis that the development is carried out in accordance with the approved construction management plan upon commencement of authorised works, condition no.4 is discharged.

Condition no.6a Contaminated Land
The Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy ref: LKC 20 1527 dated June 2021 by the LK Group has been examined and the approach is considered to be acceptable. On the basis that the development is implemented in an accordance with the Phase 2 Geo-Environmental Investigation , Risk Assessment and Remediation Strategy ref: LKC 20 1527 condition no.6a is discharged.

Condition no.7 Drainage

The following information has been considered in relation to condition no.7:
-Report by Ridge in relation to drainage details Version 1 dated August 2021;
-Proposed Drainage Details for Planning drawing ref: VEL-RDG-00-ZZ-DRC-0111 rev. P1 received 17th August 2021;

-Email from Planning Agent dated 17th September 2021 confirming the cover level for MH10 is 65.300 as stated in the calculations, and that the existing channels drain is to be removed in sections to outside the building line and made good. Furthermore, that the outlet should be retained or reinstated depending on its location.
-Proposed Drainage General Arrangement for Planning Drawing ref: VEL-RDG-00-ZZ-DRC-0110 rev.P1; received17th September 2021;

On the basis that the development is constructed and completed in accordance with the approved details, condition no.7 is discharged.

Condition no. 8 Coal mine workings
The submitted Report on Coal Mining related Site Investigative Works undertaken on land at the Manchester Velodrome (Plant Room), ref: T163 SFK (TLC1134) rep BS LK Consult 010621PR4 4JX dated June 2021 has been considered, togther with the email from the LK Group via the Planning Agent received 11th October 2021 confirming that the boreholes sunk on site terminated between 5.5mbgl and 6.3mbgl on what was considered to be reinforced concrete likely to be former building slabs; and that this identification is based on evidence from drilling logs as well as from drawing 6182/2101 by AMEC Design and Management which indicated that the existing foundations (of the previous buildings) were broken out where the velodrome piles were to be located and that breaking out was to take place to a minimum of 750mm beyond each pile diameter , and it is therefore likely that the former foundations are still in place outside the current velodrome piles.
Furthermore , that several attempts were made using a cable percussion rig and rotary drilling rig to penetrate the concrete, however non were successful. The concrete proven to significant thickness in several locations. It was therefore determined that due to the nature and design of the proposed development further SI's from a geotechnical perspective would not be required.
On the basis of the Report on Coal Mining related Site Investigative Works undertaken on land at the Manchester Velodrome (Plant Room), ref: T163 SFK (TLC1134) rep BS LK Consult 010621PR4 4JX and the content email by LK Group received via the planning agent on 11th October 2021, condition no.8 is discharged.

Date: 18 October 2021

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.