

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

Approval of details reserved by condition

Applicant

Mr Mohammed Anwar
Urbano Property Ltd
C/o Agent

Agent (if used)

Mrs Diane Ellis
Zerum
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 4 (Ground Contamination) and 26 (Air Quality) attached to application ref no 120149/FO/2018.

Location: Car Park Between 57 And 59 Ducie Street, Manchester, M1 2JQ

Date of application: 21 January 2022

Application number: CDN/22/0031

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 4 (Ground Contamination)

Condition 4 (Ground Contamination)-On the basis of the following:

- *A4210 Ducie Street SI Report Final
- *Appendix 1 - Preliminary Explosive Ordnance Risk Assessment
- *Appendix 2 - Exploratory Hole Logs
- *Appendix 3 - Monitoring Results
- *Appendix 4 - Geotechnical Testing Results
- *Appendix 5 - Chemical Testing Results
- *Appendix 6 - Soil Waste Assessment
- * LKC 21 1769 - Ducie Street Asbestos in Soils Management Plan
- * Ducie Street - UXO Desk Study Summary; and

Gas Calibration Certificates dated 21-06-21

the pre-commencement requirements of the condition are discharged.

For full discharge Part (c) a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

(d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Condition 26 (Air Quality)

Condition 26 (Air Quality): On the basis of the following:

AIR QUALITY ASSESSMENT, LOMAX STREET, MANCHESTER, RAIN CITY
DEVELOPMENTS (DUCIE STREET) LTD, AQA-21613-18-186
APRIL 2018 Rev O by Idom Merebrook Ltd; and

Lomax Street, Manchester - Air Quality Assessment addendum Our ref: L-21613-2.4.2-18-647-KRJ by Idom Merebrook Ltd dated 29 November 2018

the condition is discharged

Date: 3 March 2022

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 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.