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	Agent (if used)
Packaged Living (Freof V Heyrod) LLP 3 Old Burlington Street London W1S 3AE	Mr Daniel Ramsay Turley 1 New York Street Manchester M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 8(a) (Contaminated Land) and 21 (Piling) attached to application ref no 127317/FO/2020

Location: Land At 2 Heyrod Street , Manchester, M1 2WW

Date of application: 26 July 2021

Application number: CDN/21/0558

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 8(a) (Contaminated Land)
Condition 8(a) (Contaminated Land)- On the basis of compliance with the following:

Phase 2 Ground Investigation, Curtins, Ref: 075424-CUR-00-XX-RP-GE-002, Revision: P02, Issue Date: 13 July 2021.

Remediation Strategy, Curtins, Ref: 075424-CUR-00-XX-RP-GE-003 Revision: P03 Issue Date: 26 August 2021.

the condition is partially discharged and enabling and demolition works can commence.

Full discharge required prior to commencement of construction works will required submission and approval in writing of:

(i) Copies of the calibration certificates for the gas monitoring equipment used.

(ii) Submission of the additional Site Investigation and updated Risk Assessment Report, once the building has been demolished.

(iii) Submission of an updated Remediation Strategy (if required).

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.

After completion of site works, a verification report is required to validate that the work undertaken conforms to the approved remediation proposals (C8 part b)

Condition 21 (Piling)
Condition 21 (Piling)- On the basis of the implementation of the measures set out within section 4.0 Summary and Recommendations of the 2 Heyrod Street, Piling Risk Assessment, Curtins Ref: 075424-CUR-00-XX-RP-GE-004, Revision: P01, Issue Date: 20 July 2021 the condition is discharged.

Date: 13 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.