

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0317

Date registered valid: 12 May 2020

Proposal: Discharge of conditions 7 (Part A: ground conditions) and 8 (construction management plan) attached to planning permission referenced 117726/JO/2017

Address: Vacant Plot North East Of The Vallance Centre, Brunswick Street, Manchester, M13 9XF

Ward(s): Ardwick Ward

Applicant: Brunswick Living Ltd C/o Agent

Agent (if any): Paul Butler Associates Ltd 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 February 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 14 May 2020 Expired: 4 June 2020

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Consultations & Notification Responses

Environmental Health – Recommend the discharge of the following conditions on the specified dates:

Condition 8 Part A- Email dated 28 January 2021. The condition has been amended to reference approved documents and drawing and to retain the requirement for a completion / verification statement and maintenance of a watching brief during construction.

Condition 7 – The CMP has been amended to accord with the hours recommended in email of 20 January 2021. An informative to deal with out of hours working has been included.

Highways – Recommend the discharge of the following conditions on the specified dates:

Condition 8 – Email dated 6 August 2020

Recommendation: Approve

Condition(s) to be attached to decision for approval

7) The discharge of condition 7 part A (Contaminated Land) is approved on the basis that the authorised development is fully implemented in accordance with the following documents:

- i. Phase I Geo-Environmental Site Assessment by E3P dated May 2016.
- ii. Phase II Site Assessment Brunswick Street, Manchester, M13 9SU by REC Reference: LA102867P2R1 - Report prepared for: Brunswick Living Ltd dated September 2017;
- iii. Drawing referenced: Renaissance comments on remediation strategy for Brunswick Street Development Drg. No. SK201006 received 7 October 2020.

Part B of condition 7 which requires that when the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority is not discharged at this time.

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.

8) The discharge of condition 8 (Construction Management) is approved on the basis that the development is implemented in accordance with the details of the following document and drawings, which shall remain in place throughout the related phases of construction work:

- i. Brunswick Court, Manchester Construction Method Statement by Interim Construction received 22 January 2021;
- ii. Drawing ref: LCC20.1 POTC LUFFING Crane location plan received 23 September 2020;
- iii. Crane specifications Ref: Luffing Crane Modular Job LCL 20.1 received 23 September 2020;
- iv. Drawing ref: Brunswick Gate House Site logistics plan dated July 2020 and received 23 September 2020;
- v. Drawing ref: Site pedestrian and parking route Dwg No A239_T_030A and received 23 September 2020.

Informatives

1) Any requirement for working outside the authorised construction hours should be agreed with Environmental Health Officer as part of an application submitted under Section 61 of the Control of Pollution Act 1974 via the following link:

https://secure.manchester.gov.uk/forms/form/687/application_for_noisy_working

2) Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2