

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Renaker Build Ltd
C/o Agent

Agent (if used)

Ms Rachel Poole
Deloitte LLP
100 Embankment
Cathedral Approach
Salford
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Continuation of temporary use of a concrete batching plant for a period of three years, with ancillary welfare car parking and administrative facilities and associated works.

Location: Plot D (Former M3 Site), Great Jackson Street, Manchester, M15 4PA

Date of application: 24 April 2025

Application number: 142801/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. The City Council officers worked with the applicant during the application process to achieve an acceptable impact on the environment.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 30 November 2028 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within three months of the expiry of this permission in accordance with a scheme and timetable of implementation to be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of amenity and as the use and buildings are not considered to be an appropriate permanent use/development of the land, pursuant to policies SP1 and DM1 of the Core Strategy.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plan 2 - Existing Site Configuration,
Plan 4 - Proposed Site Layout Plan,
Plan 5 - Proposed Elevation Detail,
Plan 6 - Proposed Welfare Facilities,
Plan 7 - Proposed Site Lighting Arrangements;

Dust Risk Assessment MAN.779.005.AQ.R.002.P02 by Enzygo dated June 2025;

Operational Management statement received by the City Council as local planning authority on 24 April 2025;

Deloitte Planning and Design and Access Statement dated April 2025;

Fisher Acoustics letter dated 17 February 2025;

SK Transport Planning Ltd letter dated 25 February 2025;

GeoAssist Limited Phase I Desk Study and Preliminary Contaminated Land Risk Assessment dated March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) Within six months of the expiry of this permission or the cessation of the use hereby approved, whichever is the sooner, a decommissioning report to confirm the site has been returned to its original state prior to the set-up of the temporary concrete batching plant shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To protect the water environment, pursuant to policies EN18 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Within six months of the date of this permission, dropped kerbs and tactile paving shall be installed to the pavements at the vehicle access points to the site in accordance with details submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of highway safety pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

5) Within three months of the date of this permission, a full condition survey of the carriageways/footways on vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. Within three months of the expiry of this permission or the cessation of the use hereby approved, whichever is the sooner, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in

accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable impact on the highways, pursuant to policy DM1 of the Core Strategy.

6) Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund. The minimum volume of the secondary containment should be at least the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

Reason - To prevent pollution of the secondary A aquifer and principal aquifer underlying the site and the River Medlock, pursuant to policies EN17 and DM1 of the Core Strategy and the National Planning Policy Framework.

7) No loading or unloading, including waste collections, shall be carried out on the site outside the hours of:

Monday to Saturday - 07:30 to 20:00.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) The premises shall not be open outside the following hours:-

Monday to Friday - 07:30 to 18:00

Saturday - 08:30 to 14:00

There shall be no work on a Sunday or Bank Holiday.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) Should any lighting at the development hereby approved, when illuminated, cause glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as local planning authority for its written approval. The approved scheme shall be fully implemented and retained thereafter.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

10) The scheme for the storage (including segregated waste recycling) and disposal of refuse set out in paragraph 4.27 of the Deloitte Planning and Design and Access Statement dated September 2020 and shown in the approved drawings shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

11) The wheels of contractors' vehicles leaving the site shall be cleaned in accordance with paragraph 5.36 of the approved Deloitte Planning and Design and Access Statement dated September 2020, and the access roads leading to the site shall be swept daily.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

12) The mitigation measures set out in the Dust Risk Assessment MAN.779.005.AQ.R.002.P02 by Enzygo dated June 2025 shall be carried out during the operation of the use hereby approved.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Highway Licensing, Hoarding, Scaffolding and/or Temporary Traffic Management

Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements should be discussed and agreed with the City Council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004 or Email -highwaylicences@manchester.gov.uk).

Date: 19 June 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 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 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 If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.miningremediation.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026