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)
McLaren Property (UBS 1) Ltd C/o Agent	Cait O'Dowd AshtonHale Ltd Suite 3 Level 3 ABC Buildings Manchester M3 4AE

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 7 (CMP), 8a (Local Labour), 9 (Materials), 11 (Ground Conditions), 14 (Invasive Species) and 61 (Flood Mitigation) attached to planning permission 137399/FO/2023 for the PBSA phase only

Location: Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD

Date of application: 31 July 2025

Application number: CDN/25/0739

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 7 CMP
The following information has been submitted in respect of this planning condition:

- 'Safety, Health, Environmental, Quality Plan' ('SHEQ Plan') received by the City Council, as Local Planning Authority, on the 31 July 2025

The above information has been considered and is acceptable in respect of the PBSA phase only. The development shall be carried out in accordance with the above information.

Condition 7 is now formally discharged in respect of the PBSA phase only.

Condition 8a Local labour
The following information has been submitted in respect of this planning condition:

- Work and Skills Local Labour Construction - Proposal and Reporting Template received by the City Council, as Local Planning Authority, on the 15 September 2025

The above information has been considered and is acceptable in respect of the PBSA phase only. The development shall be carried out in accordance with the above information.

Condition 7 is now formally discharged in respect of the PBSA phase only.

Condition 9 Materials
The following information has been submitted in respect of this planning condition:

- Details received by the City Council, as Local Planning Authority, on the 31 July 2025

The above information has been considered and a site inspection of the panel was carried out in the 2 October 2025. The details were considered to be acceptable. The development shall be carried out in accordance with the above information.

Condition 9 is now formally discharged in respect of the PBSA phase only.

Condition 11a Ground Conditions
The following information has been submitted in respect of this planning condition:

- MAUBS-CLB-XX-XX-RP-OT-000001 Geoenvironmental Appraisal
- MAUBS-CLB-XX-XX-RP-OT-000002 Hazardous Gas Risk Assessment
- MAUBS-CLB-XX-XX-RP-OT-000003 Remediation Strategy & Verification

received by the City Council, as Local Planning Authority, on the 31 July 2025

The above information has been considered and is acceptable in respect of the PBSA phase only. The development shall be carried out in accordance with the above information.

Condition 11a is now formally discharged in respect of the PBSA phase only. In order discharge condition 11 in full, part (b) needs to be complied with.

Condition 14 Invasive Species
The following information has been submitted in respect of this planning condition:

- Brooks Ecological have prepared an 'Invasive Non-Native Plant Species Method Statement' (dated July 2025) received by the City Council, as Local Planning Authority, on the 31 July 2025

The above information has been considered and is acceptable in respect of the PBSA phase only. The development shall be carried out in accordance with the above information.

Condition 14 is now formally discharged in respect of the PBSA phase only.

Condition 61 Flood Mitigation
The following information has been submitted in respect of this planning condition:

- Condition 61 Statement received by the City Council, as Local Planning Authority, on the 15 September 2025

The above information has been considered and is acceptable in respect of the PBSA phase only. The development shall be carried out in accordance with the above information.

There is no further action at this stage. In order to discharge this condition in full, a verification report shall be submitted for approval in writing.

Date: 3 October 2025

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.