

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

Approval of details reserved by condition

Applicant

Ancoats Manchester Ltd
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Planning Conditions 5 (CMP), 7 (Suds 1) and 38 (Piling) and partial discharge of conditions 4 (Contaminated Land), 6 (Archaeology) and 14 (Local Labour) attached to planning permission 135662/FO/2022 as amended by 140984/NMC/2024

Location: Laystall Street / Great Ancoats Street , Manchester, M4 6DE

Date of application: 21 October 2024

Application number: CDN/24/0986

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 (Contaminated Land)

Condition 4 (Contaminated Land): On the basis of implementation in accordance with the following:

Ground Conditions Report - Desk Study, TEC, Oct 22, (previously submitted)
Phase II Geo-Environmental Assessment Report, Brownfield Solutions, Aug 24 (revB)
Remedial Strategy, Brownfield Solutions, July 24

b) When the development other than demolition commences, the development shall be carried out in accordance with the above Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme.

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 5 (CMP)

Condition 5 (CMP): On the basis of ongoing implementation in accordance with the following:

Assured CMS Ltd Laystall Street Manchester, Framework Construction Environment, Management Plan.

the condition is discharged

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Condition 6 (Archaeology)

Condition 6 (Archaeology)(Partial Discharge) - On the basis of the following:

Written Scheme of Investigation, prepared by Salford Archaeology 31/05/2024

the WSI is approved and condition is partially discharged (part 1) and the site can be released for development

The post excavation analysis, reporting on the results, archive deposition and a commitment to an approved scheme for dissemination through publication and a heritage display need to take place before the condition can be fully discharged (parts 2 to 5)

Condition 7 (Suds 1)

Condition 7 (Suds 1) -On the basis of implementation in accordance with the following:

Drainage Report, prepared by Shear Design;

SURFACE WATER FLOW CONTROL DEVICE BLOCKAGE RISK ASSESSMENT by Shear Design;

as supplemented by

Laystall Street, Manchester, M4 6DE, Planning Condition 7, Drainage Calculations 12.12.2024 by Shear Design;

BLUE ROOF FEASIBILITY ASSESSMENT, HILTON MOTTO, ANCOATS, LAYSTALL STREET, MANCHESTER, DECEMBER 2024 by Shear Design;

Dwg E1-E18-1032-3 Inverted Blasted Roof with Slabs Installation Detail

Dwg 21031-101 Rev C PROPOSED DRAINAGE LAYOUT;

Dwg 21031-102 Rev C PROPOSED MANHOLE SCHEDULES;

Dwg 21031-102 PROPOSED DRAINAGE DETAILS SHEET 1

the condition is discharged

Condition 14 (a) (Local Labour

Condition 14 (a) (Local Labour Agreement): On the basis of ongoing compliance with the following:

Laystall St - Provisional Labour Agreement Rev A by Assured CMS Ltd

this part of the condition is discharged

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Condition 38 (Piling)

Condition 38 (Piling) : On the basis of implementation in accordance with the following:

Piling and Penetrative Works, Risk Assessment, prepared by Brownfield Solutions Ltd

the condition is discharged

Date: 10 January 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 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.