

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

Refusal of details reserved by condition

Applicant

Drum Capital Projects Ltd
C/o Agent

Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5a (Contaminated Land) and 8b (CMP) attached to planning permission 124302/FO/2019 as amended by 140495/NMC/2024.

Location: Gallery Gardens, Manchester, M15 4JY

Date of application: 13 August 2024

Application number: CDN/24/0756

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

Condition 5a - Contaminated Land

The following information has been submitted to discharge part a) of condition 5:

Phase 1 Preliminary Risk Assessment, dated July 2024 by LK Group; and

Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, dated July 2024 by LK Group.

The above information has been considered and is not acceptable.

Section 8.1.1 of the Phase 2 Geo Environmental Investigation, Risk Assessment and Remediation Strategy states that access to the southern third of the site was limited and that additional exploratory works are proposed for this area at a later date. The results of the additional investigation work and an updated remediation strategy, once the additional exploratory works have been undertaken, are required in order to discharge part a) of condition 5.

Given the above, Condition 5a is not discharged.

Condition 8b - CMP

The following information has been submitted to discharge part b) of condition 8:

Method Statement Demolition & Dismantling Activities, Document Reference: DTG&T-MS-REV1 dated 27.06.2024 received by the City Council as local planning authority on 24 September 2024; and

Demolition Phase Health & Safety Plan Ref: MJH/MDLDP0001 dated 27.06.2024 by Metropolitan Demolition.

The above information has been considered and is not acceptable.

The submitted documents do not include emergency site contact details and not enough information is provided with regard to sheeting of construction vehicles (only waste vehicles are mentioned).

Given the above, condition 8b is not discharged.

Date: 22 October 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.