

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

Approval of details reserved by condition

Applicant

Embassy
C/o Agent

Agent (if used)

Lynsay Ewart
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Bats), 6a (Ground Contamination), 7a (Local Labour Agreement), 8 (CMP), 9a (Materials Programme), 10 (Landscape - Phase 1), 12 (Piling), 13 (SuDS) and 14 (Drainage) attached to Planning Permission 137608/JO/2023.

Location: Land Bound By The River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4LE

Date of application: 7 May 2024

Application number: CDN/24/0370

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 3 - Bats

Condition 3 is discharged on the basis that the recommendations of the submitted Preliminary Roost Assessment of Cold Store for Roosting Bats by The Environment Partnership reference TEPSUB 10517.001 dated 3 May 2024 and the Preliminary Bat Roost Assessment by The Environment Partnership dated 7 February 2023 are carried out. This shall include adopting Precautionary Working Methods with regards to bats and, if bats are found at any time, work must cease and advice shall be sought from a suitably qualified person about how best to proceed.

Condition 6a Ground Contamination

Part a) of Condition 6 is discharged on the basis of the following information and that the development is carried out in accordance with the Remediation Strategy rev P01 prepared by Curtins, dated 18th April 2024:

HSG264 Asbestos Refurbishment Survey prepared by OHS, dated 21.07.2022;
Factual Report on Ground Investigation prepared by Ian Farmer Associates, dated March 2023;

Phase 2 Ground Investigation rev P01 prepared by Curtins dated 21 October 2022;

Unexploded Ordinance Preliminary Hazard Assessment, prepared by Zetico UXO, dated 1st May 2024; and
Remediation Strategy rev P01 prepared by Curtins, dated 18th April 2024.

Condition 7a Local Labour Agreement

Part a) of Condition 7 is discharged on the basis that the development is carried out in accordance with the Local Labour Construction Proposal and Reporting Template received by the City Council as local planning authority on 3 June 2024.

Condition 8 - CMP

Condition 8 is discharged on the basis that the development is carried out in accordance with the submitted Construction Management Plan by Vermont, reference SMS-05-09-March 23 Revision G and the following:

- All construction workers shall be made aware of the Egerton Road cycle lane to ensure cycle movements are fully observed at access/egress.
- Construction vehicle movements shall be limited during the conventional AM/PM peak-hour periods.

Please note that the discharge of this condition does not preclude any third party agreements that may be required as part of the development works, such as agreements with Networks Rail, Metrolink or Transport for Greater Manchester.

Please note that any road closures or traffic management will need to be discussed/agreed with the Highways Licencing team (highwaylicences@manchester.gov.uk) and Highways Network Management (highwaynetworkmanagement@manchester.gov.uk) prior to implementation. Any future requirements for hoarding, scaffolding, skips or Section 50 temporary works access during the construction phase will also need to be agreed with the Highways Licencing team.

Condition 9a - Materials

Part a) of Condition 9 is discharged on the basis that samples and specifications of all materials to be used on all external elevations of the development are submitted to and approved in writing by the City Council as local planning authority in accordance with the Condition 9 & 10 Samples programme no. 00001 Rev A prepared by Vermont, dated 09/07/2024.

Condition 10 - Landscape

Part 1) of Condition 10 is discharged in relation to Phase 1 of the development (phasing as set out under planning reference CDN/24/0223) on the basis that details of the landscape works for the development, including samples of hard landscape materials and railings, are submitted to and approved in writing by the City Council as local planning authority in accordance with the Condition 9 & 10 Samples programme no. 00001 Rev A prepared by Vermont, dated 09/07/2024.

Condition 12 - Piling

Condition 12 is discharged on the basis that the development is carried out in accordance with the following submitted information:

Pile Design Embassy Village, prepared by CHS Civils, dated 1 May 2024;
Method Statement and Risk Assessment Version 2, prepared by Westwinds Piling Ltd, dated 1 May 2024; and

Drawings prepared by Curtins including:

- o Accommodation - Foundation General Arrangement 077442-CUR-B1-FN-DR-S-16001 rev P04;
- o Village Hall - Foundation General Arrangement 077442-CUR-B3-FN-DR-S-16001 rev P04;
- o Staff House - Foundation General Arrangement 077442-CUR-B4-FN-DR-S-16001 rev P04.

Condition 13 - SuDS

Condition 13 is discharged on the basis that the development is carried out in accordance with the following information:

- i) Information contained within Lynsay Ewart's email of 12/06/2024, including comments set out in Chloe Grimsley's email of 12 June 2024 to Lynsay Ewart; and 13095-AEW-SI-XX-DR-A-1151 P02 - Railway Easements Constraints; GMMC201546CC dated 14 July 2021;
- ii) Information contained within Lynsay Ewart's email of 21/06/2024, including comments set out in Chloe Grimsley's email of 21 June 2024 to Lynsay Ewart; and Luke Kemel's email to Lynsay Ewart dated 17 June 2024; Signed Basic Asset Protection Agreement (BAPA) Network Rail reference number 170364/NW/6533; Charlie Smith's email correspondence with Causeway Support of 6.6.24 and 10.6.24; 077442-CUR-XX-XX-D-C-92500 P04 Drainage Strategy Sheet 1 of 2; 077442-CUR-XX-XX-D-C-92520 P01 Drainage Details Sheet 1; 077442-CUR-XX-XX-D-C-92521 P01 Drainage Details Sheet 2; 077442-CUR-XX-XX-D-C-92525 P01 Manhole Schedule; 077442-CUR-XX-XX-CA-92500-P01 Drainage Calculations dated 19/06/2024;
- iii) Information contained within Chloe Grimsley's email of 04/07/2024.

Condition 14 - Drainage

Condition 14 is discharged on the basis that the development is carried out in accordance with the section on Condition 14 within Curtins' Drainage Planning Conditions document reference 077442-CUR-XX-XX-RP-C-001_V03 dated 25/04/2024 ie on the basis that surface water is collected and discharged to the piped drainage network and there are no proposals for infiltration on site.

Date: 11 July 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 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.