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

Manchester Metropolitan University
Estates Directorate
7th Floor Bridgewater House
58-60 Whitworth Street
Manchester
M1 6LT

Agent (if used)

Rebecca Boston
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 6 Part b (Contaminated Land), 12 (SUDS (Implementation, maintenance etc), 13 part a (Local Labour (use) and 28 (Scheme of Highway Works) of application referenced 125799/FO/2019

Location: John Dalton Building, Chester Street, Manchester, M1 5GD

Date of application: 4 December 2023

Application number: CDN/23/0801

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.

Contaminated Land
The following information has been submitted in respect of this planning condition:

o Covering Letter (Prepared by Turley; Dated 21/11/2023)
o MMU Science & Engineering Phase 4 Validation Report (Prepared by Curtins; Reference Number 069656-CUR-00-XX-RP-Z-00004; Dated & Received 30/02/2024)

Stamped as received by the City Council as Local Planning Authority on 21/11/2023 unless stated otherwise.

The submitted information submitted has been assessed and is considered to be acceptable in relation to part b of condition 6 only. To fully comply with the condition the approved details shall be carried out as part of the development. 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 in each phase 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.

Part b of condition 6 is now discharged on this basis.

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

- Covering Letter (Prepared by Turley; Dated 21/11/2023)
- Verification Report & Drainage Maintenance Strategy (Prepared by Curtins; Reference Number 69656-CUR-XX-XX-RE-C-0001-P01; Dated 13/10/2023)
- 1338B-CUR-ZZ-00-DR-C-520 000 -C09: Proposed Drainage Layout Sheet 1 (Prepared by Curtins; Received 06/02/2024)
- STORM SEWER DESIGN by the Modified Rational Method Design Criteria for Storm (Prepared by Micro Drainage; Dated 06/02/2024; Received 06/02/2024)
- STORM SEWER DESIGN by the Modified Rational Method Design Criteria for Storm 2 (Prepared by Mirco Drainage; Dated 05/02/2024; Received 06/02/2024)

Stamped as received by the City Council as Local Planning Authority on 21/11/2023 unless stated otherwise.

The submitted information submitted has been assessed and is considered to be acceptable in relation to part b of condition 12 only. To fully comply with the condition the approved details shall be in place for the lifetime of the development.

Condition 12 is now discharged on this basis.

Local Labour
The following information has been submitted in respect of this planning condition:

- Covering Letter (Prepared by Turley; Dated 21/11/2023)
- Local Benefit Proposal Framework (Dated July 2023)

Stamped as received by the City Council as Local Planning Authority on 21/11/2023.

The submitted information has been assessed and is considered to be acceptable in relation to pat a of condition 13 only. To fully comply with the condition the development shall proceed in accordance with the approved details. A local benefit proposal to satisfy part b of condition 13 is still required to be submitted within six months of the occupation of the development.

Part a of condition 13 is now discharged on this basis.

Highway Works
The following information has been submitted in respect of this planning condition:

- Covering Letter (Prepared by Turley; Dated 21/11/2023)
- 210200T_CHESTER ST_TRO_001P: Proposed Traffic Regulation Order Chester Street & Cambridge Street Area (Dated 25/11/2021)
- Highway Services Certificate of Substantial Completion (Prepared by Manchester City Council; Dated 18/08/2022)
- Highway Services Certificate of Substantial Completion (Prepared by Manchester City Council; Dated 15/11/2023)

Stamped as received by the City Council as Local Planning Authority on 21/11/2023.

The submitted information has been assessed and is considered to be acceptable in relation to condition 28 only. To fully comply with the condition the development must be implemented in accordance with the approved details and be completed prior to its first occupation.

Condition 28 is now discharged on this basis.

Date: 25 June 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 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.