

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

Approval of details reserved by condition

Applicant

Tristram Taylor
Dominus Medlock Street Limited
1 London Street
Reading
Berkshire
RG1 4QW
England

Agent (if used)

Melissa Wing Tung Lee
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 10a (Contaminated Land Preliminary Risk Assessment - Phase A) (partial discharge), 11 (Archaeological WSI - Phase A) (partial discharge), 12a (Local labour agreement - Phase A), 14 (CMP - Phase A), 15 (Carriageway survey - Phase A) (partial discharge) and 20a (TV reception impacts - Phase A) attached to Planning Permission 135419/FO/2022

Location: One Medlock Street, Manchester, M15 5FJ

Date of application: 17 January 2024

Application number: CDN/24/0025

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.

Contam Land PhA (Partial Discharge)

Condition 10a (Partial Discharge) - Contaminated Land Phase A

The following information has been submitted and assessed in relation to Condition 10a:

One Medlock Street, Contaminated Land Desk Study (document ref. 5811-RAM-XX-XX-RP-YE-0001), dated October 2022, prepared by Ramboll UK Limited ;
One Medlock Street, Contaminated Land Interpretative Report (document ref. 5811-RAM-XX-XX-RP-YE-00002) dated 3 November 2022, prepared by Ramboll UK Limited;
Remediation Strategy & Verification Plan (document ref. 7251/2), dated December 2023, prepared by Carlabrian Limited; and
Geo-Environmental Factual Report Ref MAN.160.001.GE.R.001.A, dated August 2019, by Enzygo.

The above information is acceptable to allow demolition work to commence on site and a post demolition Site Investigation and Risk Assessment to be undertaken. Part a)

cannot be fully discharged unless and until a post demolition Site Investigation and Risk Assessment Report has been submitted to and approved in writing by the City Council as local planning authority.

Archaeology PhA partial disch

Condition 11 (Partial Discharge) - Archaeological WSI - Phase A

The submitted Written Scheme of Investigation (WSI) is sufficient for the purposes of Condition 11 and a separate application would be required to fully discharge Condition 11 once all of the required elements of fieldwork have been completed, together with post-excavation analysis and reporting, the deposition of a project archive and an appropriate level of dissemination have been fully implemented.

Local Labour Agreement Phase A

Condition 12a - Local Labour Agreement Phase A

Part a) of condition 12 is discharged on the basis that the development is carried out in accordance with the following information received by the City Council as local planning authority on 25 January 2024:

Employment and Skills Plan for HG Construction Revision 0 dated 3 January 2024; and The Local Labour Construction - Proposal and Reporting Template.

CMP

Condition 14 - Construction Management Plan

Condition 14 is discharged on the basis that the development is carried out in accordance with the following information:

Traffic Management Plan P644 - One Medlock Street Rev 1 - 31/01/2024 by HG Construction;

Construction & Environmental Management Plan, P644 One Medlock Street Rev 01 dated 27.02.24 by HG Construction;

Construction Phase Health & Safety Plan Rev 3 by Austin Wilkinson Demolition;

and on the basis that full details of required traffic and pedestrian management, including those associated with any utility connection works, will need to be agreed with Highways Resilience/Network Management (highwaynetworkmanagement@manchester.gov.uk) well in advance of such works commencing, due to the site location, proximity to Mancunian Way and ongoing constructions works in the vicinity of the site.

The proposals will also require parking bay suspension along River Street. The applicant is reminded that this will need to be applied for online at https://www.manchester.gov.uk/info/500345/parking_restrictions/692/suspensions_and_dispensations at a cost of £30 per bay, per day.

Any hoarding, scaffolding, skips, containers and associated traffic management will require agreement/appropriate licencing with MCC Highways Applications and Network Resilience teams via E-mail highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk.

Carriageway Survey Phase A

Condition 15 (Partial Discharge) - Carriageway Survey Phase A

The pre-commencement part of condition 15 is discharged on the basis of the Highway Pre-Condition Survey dated 11/10/2023 by Sweco, received by the City Council as local planning authority on 26 January 2024.

When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

TV Reception

Condition 20a - TV Reception

Part a) of Condition 20 is discharged on the basis of the Television Signal Survey and Reception Assessment Planning Condition 20a by GTech Surveys Limited received by the City Council as local planning authority on 26 January 2024.

Date: 14 March 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.