

**Planning**

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Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

66

Suffix

Property Name

Address Line 1

Jersey Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 6JW

Description of site location must be completed if postcode is not known:

Easting (x)

385235

Northing (y)

398744

Description

Applicant Details

Name/Company

Title

Mr

First name

lan

Surname

Knight

Company Name

Manchester Life Development Company 3 Ltd

Address

Address line 1

Unit 5 Royal Mill, 17 Redhill Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M4 5BA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Knight

Company Name

Manchester Life Development Company 3 Ltd

Address

Address line 1

Unit 5, Royal Mills

Address line 2

17 Redhill Street

Address line 3

Ancoats

Town/City

Manchester

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Country

United Kingdom

Postcode

M4 5BA

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures

Reference number

133769/FO/2022

Date of decision (date must be pre-application submission)

10/01/2023

Please state the condition number(s) to which this application relates

Condition number(s)

5, 6, 9, 10 & 14a

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

10) a) Notwithstanding the Phase 1 Geoenvironmental Site Assessment, Manchester Life Phase 3 (Parcel C), E3P, Reference: 13-729-R1, February 2020, Phase II Geoenvironmental Site Assessment, Land at Jersey Street, Ancoats (Parcel C), E3P, Reference: 13-350-R3, February 2020 and Ground Gas Addendum Report, Land at Jersey Street, Ancoats (Parcel C), E3P, Reference: 13-729-R3-C, April 2020 (including calibration certificates) stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, the development (except for demolition works) shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site

- Submission of an addendum Site Investigation and Risk Assessment Report due to insufficient coverage to date, including;

a. Further investigation of Parcel C upon demolition of structures.

b. Further investigation within the canal to the west of the site

c. Additional gas monitoring.

- Submission of a Remediation Strategy

14) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Conditions 5 & 6 - 077879 - Jersey Wharf, Works next to Canal Planning Condition, JWA-CUR-XX-XX-DR-S-17003, JWA-CUR-XX-XX-DR-S-17004, Schedule of Condition-CRT-10.3.23, 2643-PLA-XX-XX-DR-L-5003-Section through Residents Garden, 2643-PLA-XX-XX-DR-L-6000-Typical Softwork Details , Jersey Wharf - Method Statement for working adjacent to the canal, Jersey Wharf Canal Bank Risk Register Mitigation Plan, Jersey Wharf Canal Bank Risk Register Mitigation Plan

Condition 9 - Jersey Wharf, Ancoats, Archaeological Evaluation and Mitigation WSI

Condition 10a - 077879-CUR-00-XX-RP-GE-003-P01_JerseyWharf, 077879-CUR-00-XX-RP-GE-004-C01_Remediation Strategy

Condition 14a - Manchester Life - Phase 3 KPI Reporting Template-Final-Apr 23

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

133769/FO/2022

Date (must be pre-application submission)

17/01/2022

Details of the pre-application advice received

General Pre-application meeting to discuss the details of the project and the application for planning submission including draft planning conditions for discharge

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Knight

Date

16/05/2023