

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

Approval of details reserved by condition

Applicant

National Grid
C/o Agent

Agent (if used)

Ms Roisin McFeely
WSP
First Floor
3 Wellington Place
Leeds
LS1 4AP

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 1 (Contamination), 3 (Finalised Asbestos Management Plan) ,4 (Finalised Demolition Method Statement), 5 (Bird Nesting Season) and 6 (Traffic Management Plan) related to application 134295/DEM/2022

Location: Former Bradford Road Gasworks, Manchester, M40 7BW

Date of application: 29 March 2023

Application number: CDN/23/0221

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 no.1 Contamination

The following documents and associated plans have been examined:

- Outline Summary/ Demolition Methodology - Gas Holder Demolition & Gasholder Infilling ref: R12456.
- Bradford Road, Manchester, Preliminary Infilling Assessment. Prepared by Atkins. Dated: September 2022.
- Technical Note prepared by Atkins dated 30th June 2023 ref: 5214733.
- Surplus Land and Holder Site. Prepared by WSP Environmental Ltd. Project No. 13010222. Rev 1. Date: 23 September 2003.
- Bradford Road Gasholder Station and Surplus Land, Manchester Data Review report ref: A074754-28-DR-V1 dated November 2012;
- Ground Investigation Factual Report, Bradford Road NGG Land. Prepared by WYG. Ref. A074754-142-0049-Ngg-FAC V1 FINAL. Date: 2014.
- Bradford Road No. 2 Gasholder - Factual Technical Summary of Holder Overflow Water Methane Management by Englobe UK, dated 22nd September 2022
- Factual Preliminary Dismantling Assessment Report for Gasholder No. 2.Prepared by WYG. Ref. A074754-430-0049-Final. Date: September 2017

- Bradford Road Controlled Waters Gasholder Infill Acceptance Criteria. Prepared by Atkins. Dated: July 2022.

-Bradford Road, Manchester - Bespoke Demolition and Infilling Report- Final Version 02 March 2023 received 29th March 2023 .

On the basis that the development is implemented in accordance with the measures within the specified reports I can confirm condition no.1 is discharged.

Condition no.3 Asbestos Management Plan

The following documents and associated plans have been examined and are considered to be acceptable:

- Outline Summary/ Demolition Methodology - Gas Holder Demolition & Gasholder Infilling ref: R12456.
- Asbestos Re-inspection Survey dated 23 August 2012 ref: P-4014550.
- Plan of work with Asbestos containing materials rev.1 dated 08.03.2023 received 28th June 2023;
- Asbestos Management Plan ref: R12456 Bradford Road received 10th August 2023

On the basis that the development is implemented in accordance with the measures within the specified reports I can confirm condition no.3 is discharged.

Condition no. 4 Finalised DMS

The following documents and associated plans have been examined and are considered to be acceptable:

- Outline Summary/ Demolition Methodology - Gas Holder Demolition & Gasholder Infilling ref: R12456.
- Factual Preliminary Dismantling Assessment Report for Gasholder No. 2. Prepared by WYG. Ref. A074754-430-0049-Final. Date: September 2017
- Asbestos Re-inspection Survey dated 23 August 2012 ref: P-4014550.
- Plan of work with Asbestos containing materials rev.1 dated 08.03.2023 received 28th June 2023;
- Asbestos Management Plan ref: R12456 Bradford Road received 10th August 2023

-Bradford Road, Manchester - Bespoke Demolition and Infilling Report- Final Version 02 March 2023 received 29th March 2023 .

On the basis that the development is implemented in accordance with the measures within the specified reports I can confirm condition no.4 is discharged.

Condition no.5 Bird nesting season

The Preliminary Ecological Appraisal report dated June 2022 has been examined in conjunction with the Ecology walk over survey dated 18.04.2023 ref: 23 0009 / R12456 , together with the content of letter from the planning agent dated 18th May 2023, and with the email from the planning agent dated 19th July 2023 confirming works will not start on site until September 2023 , and an anti-nesting bird system is due to be installed from January 2024, to ensure that birds do not create new nests. On the basis of the documentation referred to above, no further action is required in regard to condition no.5.

Condition no.6 Traffic Management Plan

The Traffic Management Plan dated 24.05.2023 has been examined and is considered to be acceptable. On the basis that the development is implemented in accordance with the Traffic Management Plan dated 24.05.2023, condition no.6 is discharged.

Date: 5 September 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.