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	Agent (if used)
House of Social 1 Ltd C/o Agent	Mr Cameron Radford Deloitte LLP The Hanover Building Corporation Street Manchester M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4a (Contaminated Land), 5 (CMP), 10 (SUDS1), 21 (Piling), 22a (Labour Agreement), 37a (UXO), 42 (Surface Water) and 45 (Air Quality) attached to Planning Permission 136170/FO/2023.

Location: Plot 10B , First Street, Manchester, M15 4RF

Date of application: 26 July 2023

Application number: CDN/23/0519

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.

Conditions 4a (Contaminated Land)
Condition 4a (Contaminated Land)- On the basis of compliance with the recommendations within the following:

Phase 3a Site Remediation Strategy, House of Social, First Street for House of Social 1 Ltd by ROC 30/06/2023

the pre-commencement requirements of the condition are discharged

For full discharge a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

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 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.

Condition 5 (CMP)
Condition 5 (CMP)- On the basis of the ongoing implementation of the measures outlined in the CONSTRUCTION
ENVIRONMENT MANAGEMENT PLAN, PLANNING CONDITION 5 and 45,Planning application number :- 136170/FO/2023
Revision D - July 2023 the condition is discharged

Condition 10 (SUDS1)
Condition 10 (SUDS1)- On the basis of implementation in accordance with the following:

Drainage Technical Note by ROC 05/06/2023; and

Dwgs EX-PTE-G710-PL-GRD-6004 , Z1-ROC-G580-PL-XX-DR01 , Z1-ROC-G580-PL-XX-DR02, Z1-ROC-G580-PL-XX-DR03 and Z1-ROC-G580-PL-XX-DR04

the condition is discharged

Condition 21 (Piling)
Condition 21 (Piling) - On the basis of compliance with the following:

Phase 3a Site Remediation Strategy, 4513- ROC-ZZ-XX-RP-ES-RMS, House of Social, First Street, dated 30/06/2023, by ROC
Consulting, and the Piling Risk Assessment Plot 10B First Street, House of Social

The condition is discharged

Condition 22a (Local Benefits)
Condition 22a (Local Benefits)- On the basis of ongoing compliance with the following:

First Street Local Labour Agreement - June 2

the pre-commencement requirements of the condition are discharged

Condition 37a (UXO)-
Condition 37a (UXO)- On the basis of compliance with the recommendations within the following:

First Street, House of Social 1 Ltd, Operational Unexploded Ordnance (UXO) Emergency Response Plan 8th June 2023

the condition is discharged

Condition 42 (Surface Water)
Condition 42 (Surface Water)- On the basis of implementation in accordance with the following:

Drainage Technical Note by ROC 05/06/2023; and

Dwgs EX-PTE-G710-PL-GRD-6004 , Z1-ROC-G580-PL-XX-DR01 , Z1-ROC-G580-PL-XX-DR02, Z1-ROC-G580-PL-XX-DR03 and Z1-ROC-G580-PL-XX-DR04

The condition is discharged

Condition 45 (Air Quality)
Condition 45 (Air Quality)- On the basis of the ongoing implementation of the mitigation measures outlined in the CONSTRUCTION
ENVIRONMENT MANAGEMENT PLAN, PLANNING CONDITION 5 and 45,Planning application number :- 136170/FO/2023
Revision C - July 2023 the condition is discharged

Date: 18 September 2023

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.