

**Planning**

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land on the corner of Poland Street and Jersey Street, Manchester, M4 6JW

Applicant 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 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

Address

Address line 1

Unit 5, Royal Mills

Address line 2

17 Redhill Street

Address line 3

Ancoats

Town/City

Manchester

County

Country

United Kingdom

Postcode

M4 5BA

Contact Details

Primary number

***** REDACTED *****

Secondary number

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 an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a), (c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works

Reference number

130354/FO/2021

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

30/07/2021

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

Condition number(s)

3, 5 and 8

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

7) a) Notwithstanding the Phase 2 Geo-environmental Survey (including Ground Gas Assessment) by E3P stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 and Calibration certificates Dated 2018 to 2021 and Phase 1 Geoenvironmental Assessment, Manchester Life Phase 3, Land to the north of Jersey Street, E3P, Reference: 13-729-R1, Dated: 14 February 2020 stamped as received by the City Council, as Local Planning Authority, on the 5 July 2021, the development of Phase 2, as detailed drawing 9033-CUR-XX-00- DR-C-92503-P02 received by the City Council, as Local Planning Authority, on the 8 February 2023, 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.

- Further site investigation has been recommended to delineate contamination hotspots including within the former canal arm (determine the risks from VOCs, SVOCs and mercury);
- A detailed DQRA has been recommended with a vapour risk assessment, this would include:
 - o Installation of vapour monitoring wells with specialist Tenax Sorption Tubes
 - o DQRA of sorption tube analysis to assess the potential risk to the proposed dwellings.
 - o Completing speciation of the elevated mercury samples to understand the type of mercury that is present and if it poses a theoretical vapour risk.
- The risk assessment refers to a basement/undercroft parking but this is not the case. There are commercial units, bike stores and bin stores on the ground floor with no large basement excavations so the risk assessment needs to take this into account as the made ground may not be fully removed.
- Submission of a detailed Remediation Strategy which should refer to our Land Contamination supplementary planning guidance regarding the depth and validation of clean cover systems.

Discharge of Conditions

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

Condition 4 - Eliza Yard, Ancoats, Archaeological Evaluation and Mitigation WSI Condition 7a - 076740-CUR-00-XX-RP-GE-003-C02_Remediation Strategy Condtion 11 - 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

130354/FO/2021

Date (must be pre-application submission)

18/01/2021

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

17/05/2023