

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

**Approval of details reserved by condition**

**Applicant**

Mayfield Development (General Partner)  
Ltd  
The Gatehouse  
11 Baring Street  
Manchester  
M1 2PY

**Agent (if used)**

Michael Percival  
Deloitte LLP  
Hanover Building  
Corporation Street  
Manchester  
M4 4AH

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 4(a-d) (Contaminated Land), 5 (Construction Management Plan), 6 (Archaeology), 7(a,b) (Remediation Strategy EA), 8 (Piling) and 38 (UXB- Explosive Ordnance Threat Assessment) attached to application ref no 125248/FO/2019 (as amended by 134907/NMC/2022)

**Location:** Land Adjacent To Mancunian Way (former Mayfield Goods Yard), Baring Street Office 2, Manchester, M1 2AD

**Date of application:** 27 October 2022

**Application number:** CDN/22/0776

**Part 2 – Particulars of decision**

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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 4(a-d) (Contaminated Land)**

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

Geoenvironmental and Geotechnical Desk Study, Mayfield Regeneration, BurroHappold, Ref: 035548, Dated 10 August 2017.

Phase 2 Site Investigation Plot M, ROC, Dated 9 December 2019

Phase 3a Remediation Strategy, Plots O M and N RoC Ref: RoCP Ltd / ES / 4153-ROC-XX-XX-RP-ES-P3RS1, Dated: 17 December 2020

Validation Report (Remediation and Enabling Works Validation) Mayfield Parks and Plots M, N and O, EP3, Reference: 14-575-R1-Rev 1, Dated: November 2021.

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.

**Condition 5 (Construction Management Plan)**

Condition 5 (Construction Management Plan)- On the basis of compliance with the following:

Construction Management Plan (Enabling Works) (dated September 2020) relating to Site Remediation prepared by P. P. O'Connor the condition is discharged.

**Condition 6 (Archaeology)**

Condition 6 (Archaeology): On the basis of the following:

Written Scheme of Investigation (WSI) (dated September 2020) and an Archaeological Excavation Report (Draft) (dated July 2021) prepared by Salford Archaeology

the condition is fully discharged

**Condition 7(a,b) (Remediation Strategy E)**

Condition 7(a,b) On the basis of compliance with the following:

Geoenvironmental and Geotechnical Desk Study, Mayfield Regeneration, BurroHappold, Ref: 035548, Dated 10 August 2017.

Phase 2 Site Investigation Plot M, ROC, Dated 9 December 2019

Phase 3a Remediation Strategy, Plots O M and N RoC Ref: RoCP Ltd / ES / 4153-ROC-XX-XX-RP-ES-P3RS1, Dated: 17 December 2020

Validation Report (Remediation and Enabling Works Validation) Mayfield Parks and Plots M, N and O, EP3, Reference: 14-575-R1-Rev 1, Dated: November 2021.

the condition is discharged.

**Condition 8 (Piling)**

Condition 8 (Piling): On the basis of the following:

Remediation Strategy (Plot O, N, and M) by ROC (dated January 2021) and associated Validation Report (dated December 2021) prepared by E3P which states that it is unlikely any sources of contamination will be introduced into the Sandstone aquifer during piling works. The enabling earthworks have been enacted in compliance with the requirements of the Strategy, further remedial requirements are not required with respect to piling or other penetrative methods of foundation construction

the condition is discharged

**Condition 38 (UXB- Explosive Ordnance)**

Condition 38 (UXB- Explosive Ordnance): On the basis of the following:

Explosive Ordnance Threat Assessment (dated July 2017) and implementation in accordance with the Explosive Ordnance Threat Mitigation Strategy (dated September 2020) prepared by Planit.

the condition is discharged

Date: 11 January 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](http://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.