

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

Partial approval of details reserved by condition

Applicant

BDP Construction Ltd
C/o Agent

Agent (if used)

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98 King Street
Manchester
M2 4WU

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Construction Management Plan), 7a (Local Labour Proposal), 8 (Surface Water Drainage), 10b (Contaminated Land), 12 (Delivery and Service Management Plan), 21a (Waste Management) and 29 (Habitat Management and Maintenance Plan) from Planning Permission 140060/FO/2024.

Location: Renshaw House, Hyde Grove, Manchester, M13 9LQ

Date of application: 2 February 2026

Application number: CDN/26/0101

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no. 8 (Surface Water Drainage)

The content of the Surface Water Drainage Scheme received 2nd February 2026 has been reviewed in conjunction with the Waste Water Pre-development Enquiry correspondence from United Utilities to developer dated 24th March 2026, and information on the plans specified below.

- Proposed Detailed Design plan ref: JCC26_007_C_DR_100_C01
 - Proposed Impermeable Areas plan ref: JCC26_007_C_DR_101_A
 - Proposed External Levels plan ref: JCC26_007_C_DR_102_C01
 - Proposed Drainage Details Sheet 1 of 2 ref: JCC26_007_C_DR_110_C01
 - Proposed Drainage Details Sheet 2 of 2 Drain ref: JCC26_007_C_DR_111_C01
 - Storm Flow calculation results ref: JCC_007
 - Proposed Oil Separator and flow control details
- Received 27th March 2026

On the basis that the development is implemented in accordance with the details in the documentation and plans referenced above condition no.8 is discharged.

Condition no. 12 (Delivery and Service)

The Delivery & Servicing Management Strategy received on 2nd February 2026 has been reviewed in conjunction with the Service Strategy Planning plan ref: AD(0)003; and Refuse Management Plan ref: AD(0)002 received 23rd March 2026, and Site Logistics Plan ref: AD(0)001 received 24th March 2026.

On the basis that the development operates in accordance with the agreed strategy, and details on the plans referenced above, condition no.12 is discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition no. 3 (CMP)

The content of the Construction & Demolition Management Plan [CDMP] received on 2nd February 2026 has been reviewed in conjunction with the Construction Traffic Management Plan & Pedestrian Management Plan (addendum) received 27th March 2026.

The siting of the cabins on the site as shown on plan ref: AD(00) 001 received 24th March 2026, and resulting proximity between the cabins (double stacked in the case of the office/canteen accommodation) needs to be further explored to minimise the adverse impact to residential amenity and loss of light to the occupiers of the adjacent residential accommodation. Furthermore, whilst it is acknowledged that the northern emergency egress from the adjacent building to the western boundary would not be blocked by the proposed cabins, the plans indicate that the area in proximity to that egress accommodating stored skips. Please can clarification in the form of a detailed be provided in regard to ensuring this egress would not be blocked.

On the basis of the matters raised above, condition no.3 is not discharged at this time.

Condition no. 7a (Local Labour Proposal)

The content Local Labour, Employment & Skills Strategy has been reviewed, and it is considered that insufficient information has been submitted to enable condition no.7a to be discharged.

KPI based information relating to:

- Local labour outcomes for MCC residents
- Apprenticeships for MCC residents
- School and college engagement
- Employment support provision

will need to be provided for review

Condition no. 10b (Contaminated Land)

The content of the Phase 2 Site Investigation report received on 2nd February 2026 has been reviewed in conjunction with the Phase 2 Site investigation Report ref: NE-26-

004/SI received 16th February 2026. It is considered that insufficient information has been submitted to enable the discharge of condition no. 10b, as the gas monitoring results for the site are not included in the Phase II report, and these will need to be submitted along with analysis of the results. Additional ground sampling, of the area beneath the existing structure, will also need to be undertaken following demolition, and a remediation strategy will need to be submitted when this additional monitoring/sampling has been undertaken.

On the basis of the above matters condition no.10b is not discharged at this time.

Condition no. 21a (Waste Management)

The content of the Refuse & Recycling Storage and Collection Strategy has been reviewed in conjunction with the Service Strategy Planning plan ref: AD(0)003; and Refuse Management Plan ref: AD (0)002 received 23rd March 2026; and the Site Logistics Plan ref: AD(0)001; received 24th March 2026.

At the time the planning application was considered no waste capacity was provided for pulpable recycling and food waste.

Condition no.21a requires that a) Notwithstanding the information referenced in condition no.2, prior to above ground works, a scheme for the storage and disposal of refuse (including pulpable recyclables and food waste) for the development, shall be submitted to and approved in writing by the City Council as local planning authority. The submitted strategy does not reference any provision for pulpable recyclables and food waste, and will need to make specific reference to the type and capacity of waste storage to be provided as part of the proposed development, together with the frequency of collection , and whether the waste would be collected by the Council or a private waste collection operative. Condition no.21a is not discharged at this time.

Condition no. 29 (HMMP)

The content of the Habitat and Landscape Management Plan has been reviewed. It is considered that insufficient information has been provided to enable condition no.29 to be discharged. The HMMP needs to provide information on each of the habitats separately, including species proposals, baseline and proposed plans and which condition criteria are being targeted in order to achieve the target conditions outlined in the metric. Each habitat should also include management, maintenance and monitoring based on the target condition criteria.

Date: 17 April 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.