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

Mr Russell Schwarze
Shaw Street Developments
116 Duke Street
Liverpool
L1 5JW

Agent (if used)

Mr Peter Tooher
Nexus Planning
One Express
1 George Leigh Street
Manchester
M4 5DL

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Enabling Works), 5 (Site Reinstatement), 6 (Contaminated Land), 7 (CMP), 9 (Suds), 11 Part 1(Archaeology), 12 (Piling), 16 (a) (Local Labour Agreement) and 36 (UXO) attached to planning permission 132626/FO/2022 as amended by 142675/NMC/2025 and 143338/NMC/2025.

Location: 48 Store Street, Manchester, M1 2WA

Date of application: 26 September 2025

Application number: CDN/25/0926

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 4 (Enabling Works)
Condition 4 (Enabling Works): On the basis on implementation on the basis of the following:

Enabling Works Package (Merebridge Construction);
Enabling Works Package Appendix 1 - Existing Site Topography ;
Enabling Works Package Appendix 2 - Phase 1 Enabling Works Plan;
Enabling Works Package Appendix 3 - Reinstatement Plan;
Enabling Works Package, Appendix 4 - Phase 2 Enabling Works Details;
Enabling Works Package, Appendix 5 - Phase 3 Enabling Works Details;

CONSTRUCTION PHASE ENVIRONMENTAL MANAGEMENT PLAN FOR THE ENABLING WORKS PACKAGE Rev 1 September 2025 by Merebridge stamped as received on 29-10-25;

Traffic Management Plan Rev 1 by Merebridge stamped as received on 14-11-25;

Dwgs LV0118-TC-SS-GHND-DR-S-003 Rev C1, LV0118-TC-SS-GHND-DR-S-004 Rev P2, 251204-RAP-XX-XX-DR-TP-3301.P01 and 251204-RAP-XX-XX-DR-TP-3302.P01

and on the basis of continued liaison with Highways Network Management and Licensing on traffic management and temporary access proposals/reinstatement works

the condition is discharged

Condition 5 (Site Reinstatement)
Condition 5 (Site Reinstatement): On the basis that should the development hereby approved not commence within the timescales set out within condition 1 the site is reinstated in accordance with Section 5 of the Enabling Works Package (Merebridge Construction); and

Dwg LV0118-TC-SS-GND-DR-S-005 P2 APPENDIX 3- ENABLING REINSTATEMENT

within 18 months of the commencement of the Enabling Works.

the condition is discharged

Condition 6a (Contaminated Land)
Condition 6 a (Contaminated Land): On the basis of the following:

PHASE 2 GROUND INVESTIGATION REPORT Land at 48 Store Street Manchester M1 2WA September 2025 by Edlington and the Gas Calibration e-mail 14 11 25 from John Connelly

the pre-commencement requirements are satsified and development can commence on the basis that the discharge of part b will need to include submission of the calibration certificate for the gas monitoring used

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.

Discharge of part b will need to include submission of the calibration certificate for the gas monitoring used

Condition 7 (CMP)
Condition 7 (CMP): On the basis of ongoing compliance with the following:

CONSTRUCTION PHASE ENVIRONMENTAL MANAGEMENT PLAN FOR THE ENABLING WORKS PACKAGE Rev 1 September 2025 by Merebridge stamped as received on 29-10-25;

Traffic Management Plan Rev 1 by Merebridge stamped as received on 14-11-25;

Dwgs LV0118-TC-SS-GHND-DR-S-003 Rev C1, LV0118-TC-SS-GHND-DR-S-004 Rev P2, 251204-RAP-XX-XX-DR-TP-3301.P01 and 251204-RAP-XX-XX-DR-TP-3302.P01

and on the basis of continued liaison with Highways Network Management and Licensing on traffic management and temporary access proposals/reinstatement works

the condition is discharged

Condition 9 (Suds)
Condition 9 (Suds): On the basis of implementation in accordance with the following:

LV0118-TC-SS-DT-DR-C-051-P1 Drainage Details Sheet 1 (Thomas Consulting) 11. LV0118-TC-SS-DT-DR-C-052-P1 Drainage Details Sheet 2 (Thomas Consulting) 12. LV0118-TC-SS-DT-DR-C-053-P1 Drainage Details Sheet 3 (Thomas Consulting) 13. LV0118-TC-SS-GND-DR-C-050-P1 Below Ground Drainage Arrangement (Thomas Consulting) and LV0118-TC-LS-XX-CA-C-001 DRAINAGE CALCULATIONS 01-10-25 (Thomas Consulting)

the condition is discharged

Condition 11 Part 1 (Archaeology)
Condition 11 Part 1 (Archaeology): On the basis of the following:

WRITTEN SCHEME OF INVESTIGATION 48 Store Street, Manchester Archaeological Watching Brief by Archaeological Research Services Ltd the pre-commencement requirements of the condition are discharged (Part 1).

for full discharge the following shall be submitted and approved in writing by the City Council as Local Planning Authority

2. A programme for post-investigation assessment to include:
- production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Condition 12 Piling
Condition 12 Piling- On the basis of compliance with the following:

LV0118-TC-SS-FND-DR-S-201-P1 Piling GA (Thomas Consulting)

the condition is discharged

Condition 16 (Local Labour Agreement)
Condition 16 (Local Labour Agreement): On the basis of ongoing compliance with the following:

Construction Local Labour KPI Proposal and Reporting Template.

this part of the condition is discharged

Condition 36 (UXO)
Condition 36 (UXO)- On the basis of compliance with the mitigation measures as set out in the UXO Threat Assessment Summary by Envirocheck

the condition is discharged

Date: 21 November 2025

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.