MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition numbers: 3(Construction Management Plan), 7a) (Local Labour Proposal), 10b (Site investigations), 21a (Refuse and Recycling), 29 (Habitat Management and Maintenance Plan) and discharge of BNG Plan, as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended) attached to planning permission reference 140060/FO/2024.

Location:

Renshaw House Hyde Grove Manchester M13 9LQ

Application reference:

OTH-2026-000354

Applicant:

BDP Construction Ltd

Date of application:

15 May 2026

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. 3 (Construction Management Plan)

The details in the Construction and Demolition Management Plan ref: 76nrPBSA received dated 22nd July 2026 (notwithstanding the cabin location shown on the site logistics plan in Appendix E) have been reviewed. On the basis that the development is carried out in accordance with the approved construction management plan condition 3 is discharged.

The developer is advised, however, that they should continue to liaise with MCC's Highways Network Management (highwaynetworkmanagement@manchester.gov.uk) and Licensing on any traffic/pedestrian management and licensing agreement.

Condition no. 7a (Local Labour Proposal)

The content of the completed Local Labour Construction Proposal and the Local Labour, Employment and Skill Strategy as amended by the Local Labour, Employment and Skill Strategy Addendum dated 21st April 2026 have been reviewed. On the basis that the approved documents are implemented as part of the construction of the development, condition no.7a is discharged.

Condition no. 21a (Refuse and Recycling)

The details on the Refuse Management Plan ref: AD(0)002; and the Refuse and Recycling Storage and Collection Strategy dated July 2026 received 22nd July 2026 have been reviewed. On the basis that the development is implemented in accordance with the details in the documents and plan referenced above and remains in situ whilst the use or development is in operation, condition no.21a is discharged.

Condition no. 29 (Habitat Management and Maintenance Plan)

The content of the documentation specified below has been reviewed.

- Biodiversity Metric Report ref: 81-561-R2-6 dated November 2024

- 30 Year Habitat Management & Maintenance Plan ref: 81-561- R3 dated 24 June 2026

- Biodiversity Gain Plan proforma dated 26 June 2026

Received 26th June 2026

- Biodiversity Metric Calculation dated 13 November 2024

Received 4th Augst 2026

On the basis that the development is implemented in accordance with the details in the documentation referenced above condition no.29 is discharged.

Discharge of BNG Plan, as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended)

The information set out in the submitted Biodiversity Gain Plan, and the BNG Metric received by the City Council as Local Planning Authority on 4th August 2026, respectively, is satisfactory. On this basis, and subject to the implementation of the agreed measures comprising the BNG Plan, the statutory condition can be discharged.

Part 2 – Particulars of decision (b)

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

Condition no. 10b (Site investigations)

The content of the Ground Gas Risk Assessment; the Phase 2 site investigation ref: NE-26-004/SI; Post Demolition Contamination Assessment ref: NE-26-004/PD and Phase 3: Remediation Statement NE-260-004/REM have been reviewed.

It is considered that insufficient information has been submitted to enable condition 10b to be discharged.

The following matters need further comment or clarification, which are related to the contents of the Phase 3: Remediation Statement NE-260-004/REM received on 4th August 2026.

1. Section 4.2 of the report advises that *Soils that are to be excavated in order to achieve finished levels and/or are suspected of being contaminated shall be excavated and placed in contained and covered stockpiles prior to being removed from site.* Additional clarification is needed to confirm how excavated contaminated arisings will be contained or whether this means the arisings would be placed on visqueen sheeting and then covered.

2. Section 2.4 states that 450mm clean cover would be placed within soft landscaping areas, but section 3.3.2 seems to refer to 600mm clean cover to be installed. This will need clarification and the report updating accordingly.

3. The imported soils testing frequencies refers to YALPAG requirements, but it should refer to the MCC planning technical guidance document and confirm that all testing of imported soils would meet the requirements in this document and include comment to confirm the testing frequency based on this.

4. A remediation diagram which identifies where the soft landscaping / areas of remediation is also required in the report.

5. The validation comments in section 5 need to confirm that any contaminated arisings have been managed in accordance with the remediations strategy and details of how this will be demonstrated should be confirmed in this section (written comment and photographic evidence of contained and covered stockpiles).

Date: 07 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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