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

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 9 (CEMP) and 11 (Ground Conditions) attached to Planning Permission 141607/FO/2024.

Location:

Part of the former Central Retail Park Great Ancoats Street Manchester M4 6DJ

Application reference:

OTH-2026-000878

Applicant:

Government Property Agency

Date of application:

02 July 2026

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 9 CEMP

The following information has been submitted in respect of this planning condition:

- Construction Environment Management Plan: Biodiversity by P.P. O'Connor and ERAP Ltd received by the City Council, as Local Planning Authority, on the 2 July 2026

The above information has been considered and is acceptable.

Condition 9 is now formally discharged on this basis.

Condition 11 Ground Conditions

The following information has been submitted in respect of this planning condition:

Calibration Certificate, by QED Environmental System Ltd, dated 02 February 2023. Calibration Certificate, by QED Environmental System Ltd, dated 16 February 2023. Calibration Certificate, by QED Environmental System Ltd, dated 29 March 2023. Calibration Certificate, by QED Environmental System Ltd, dated 03 May 2023. Calibration Certificate, by QED Environmental System Ltd, dated 24 July 2023. Condition 11 Cover Letter by WSP, dated 02 June 2026.

The calibration certificate are acceptable. The remediation strategy shall be provided prior to the commencement of the enabling works. This will include a watching brief during the enabling phase and any build phase measure to such as clear cover.

No further action at this stage.

Date: 25 August 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 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-decision. 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.