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 Conditions 5c (Contaminated Land), 13 (Noise Management Plan), 14c (Acoustic Insulation), 15 a and b (External Plant), 17b (Air Quality) and 30b (local benefit proposal) attached to planning permission 139997/FO/2024

Location:

Land at City Works Welcomb Street Manchester

Application reference:

OTH-2026-000707

Applicant:

Joe Burnett NSJV Ltd

Date of application:

17 June 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 14c (Acoustic Insulation)

The content of the Acoustic Mitigation & Plant Review report ref: R2466/T02/JW dated 10th June 2026 has been reviewed.

On the basis of the content of the documentation referenced above, condition no.14c is discharged.

Condition 15 a (External Plant)

The content of the Acoustic Mitigation & Plant Review report ref: R2466/T02/JW dated 10th June 2026 has been reviewed, and on the basis of the content of the information condition no.15a is discharged.

Condition 17b (Air Quality)

The content of the Miller Goodall Air Quality Response to Condition 17 - Welcomb Street document dated 07.05.2026 has been reviewed.

On the basis of the content of the documentation referenced above, condition no.17b is discharged.

Condition 30b (local benefit proposal)

The content of the Local Labour Agreement Construction Phase Condition 30 Closure Statement doc ref: BAN-CODA-LL-001 rev. P01 FINAL May 2026 and correspondence from Bansco received 17th June 2026 has been reviewed.

On the basis of the content of the documentation referenced above, condition no.30b 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** for the reason(s) set out below.

Condition 5c (Contaminated Land)

The content of the documentation referenced below has been reviewed.

-Phase 2 Geo-Environmental and Geotechnical Site Investigation Report rev.01 dated 08 August 2022 received 17th June 2026

-ACS Gas Resistant Membrane specification sheet

-Gas Membrane Installation Validation Report dated 01.04.2026

-Remediation and Earthworks Validation Report ref: C332_EWVR_001_02 dated December 2025

received 29th Jul 2026

On the basis of the content of the above information, condition 5c is not discharged at this time. As part of an earlier discharge of condition application ref: CDN/25/0129 the submitted Remediation Strategy & Verification Plan (22975-HYD-XX-XX-RP-GE-5001 rev. P02) was dated 10 April 2025; and matters were raised in connection with section 4.2.1 and section 4.11which needed to be addressed. The submitted Remediation and Earthworks Validation Report (C332/EWVR/001/01), dated December 2025 accompanying this application, however, refers to an older version of the Remediation Strategy and Verification Plan (22975-HYD-XX-XX-RP-GE-5001) dated January 2025. This matter and the matters raised in association with the Remediation Strategy & Verification Plan (22975-HYD-XX-XX-RP-GE-5001 rev. P02) was dated 10 April 2025 need to be addressed.

Condition 13 (Noise Management Plan)

The content of the Proposed Noise Management Plan ref: R2466-T01/JW dated 27 February 2026 has been examined, but insufficient information has been submitted to enable condition 13 to be discharged at this time. The report/template does not satisfy the condition which, as stated, requires a Noise Management Plan (NMP) shall be submitted to and approved for each unit.

On this basis condition no.13 is not discharged at this time.

Condition 15 b (External Plant)

The content of the Acoustic Mitigation & Plant Review report ref: R2466/T02/JW dated 10th June 2026 has been reviewed. It is considered that insufficient information has been provided to enable condition no.15b to be discharged. The submitted report states: "*It is anticipated that a verification measurement will be required for discharge of planning condition 15B, though due to the very low impact predicted, this should be completed by measurement to verify sound source levels for prediction rather than measurement at the nearest receptors as plant sound will not be measurable at those locations."* This has not been provided for consideration.

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