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 5 (Local Labour), 9 (Contaminated Land) and 10 (Construction Management Plan) attached to Planning Permission 130387/FO/2021.

Location:

The Gamecock Boundary Lane Manchester M15 6GE

Application reference:

OTH-2026-000938

Applicant:

Curlew Alternatives Eighth Property LP

Date of application:

07 July 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 5 (Local Labour)

Condition 5 is discharged on the basis that the development is carried out in accordance with the following submitted information received by the Local Planning Authority on 7 July 2026:

The GMI Construction Group Social Value Method Statement; and

The Local Labour Construction Proposal and Reporting Template.

Condition 10 (Construction Management Plan)

Condition 10 is discharged on the basis that the development is carried out in accordance with the submitted Construction Management Plan Rev 3. 17/09/2026 and on the basis that the applicant will liaise with the MCC Highways teams as soon as possible to discuss the following:

- Any requirements for pedestrian and traffic management, the effect on vehicular and pedestrian movement, for any road/footway closures/diversions, will need discussion and agreement - email: highwaynetworkmanagement@manchester.gov.uk.

- Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement - email: highwaylicences@manchester.gov.uk.

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 9 (Contaminated Land)

The following submitted information has been considered:

Updated Desk Study and Geoenvironmental Assessment dated April 2026 by TEC; and

Remediation Strategy and Verification Plan dated April 2026 by TEC.

Whilst the site investigation work done so far is acceptable, condition 9 cannot be discharged at this time as additional site investigations, including gas monitoring, under the existing building is required. In addition, confirmation of the findings of the most recent site walkover and confirmation that there has been no recent potential for contamination at the site is required.

Date: 25 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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