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 (Air Quality), 7 (Off Site Highway Works) and 9 (Contaminated Land) attached to Planning Permission 140371/FO/2024.

Location:

Land At Waterloo Road Manchester

Application reference:

OTH-2026-000979

Applicant:

Hamstead Developers Ltd

Date of application:

14 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.

Conditions 5 (Air Quality)

The content of the Air Quality Assessment ref: ES04139 dated 23-06-2026 has been reviewed. On the basis of the content of the document referenced above condition no.5 is discharged.

Condition no.7 (Off Site Highway Works)

The content of the Highway Amendment plan ref: ES04139-DR-C-6500 rev. P01 and Highway Amendment Details plan ref: ES04139-DR-C-6510 rev. P01 received 26th June 2026 have been reviewed, in conjunction with the H bar markings shown on Site Access and Parking Strategy plan ref: 24MAY/15/001 rev. A. On the basis that the H- bar markings are implemented in conjunction with the measures shown on'2043/22/01 Rev G Scheme Drawing' submitted in conjunction with the application 140371/FO/2024, and the Highway Amendment plan ref: ES04139-DR-C-6500 rev. P01 condition no.7 is discharged.

However, this discharge of condition does not constitute approval under the Section 278 process and/or any associated Traffic Regulation Order requirements, and does not negate the requirement for the submission of a section 278 highways application for the works hereby approved, prior to their implementation.

The applicant will still be required to enter into a Section 278 Agreement with the Highway Authority and obtain all necessary approvals prior to commencing any works within the adopted highway.

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.9 (Contaminated Land)

The Phase 1 Environmental Assessment Report Version a dated 9th June 2026 has been reviewed. Whilst the report provides an adequate desk study and preliminary conceptual site model identifying potential contaminant sources, pathways and receptors associated with the proposed residential development, the report recommends a targeted Phase 2 intrusive investigation to further assess ground conditions and contamination status.

A Phase 2 intrusive investigation has not been provided for consideration.

Furthermore, condition no.9b requires '*when the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. 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 in each phase 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'*.

Due to the outstanding matters outlined above condition no. 9 is not discharged at this time.

Date: 06 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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