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 conditions 3 (construction management plan), 10b (contaminated land), 12 (coal activity risks), 20 (surface water drainage) and 34 (local labour agreement) attached to planning permission 143295/FO/2025

Location:

Former Apollo Pub Varley Street Manchester M40 7NH

Application reference:

OTH-2026-001028

Applicant:

Mr Richard King Jigsaw Homes North

Date of application:

15 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 no. 3 (Construction Management Plan)

The content of the following plan, document and video evidence has been reviewed.

- Swept Path Analysis Delivery Vehicles 33585-SUT-ZZ-XX-DR-C-6904 rev.P01

- Road Dilapidation Surveys

received 28th September 2026

- Construction Environmental Management Plan 003 rev. C received 5th October 2026

On the basis of the implementation of the details in the plan, document and video evidence referenced above condition no.3 is discharged.

Condition no. 10b (contaminated land)

The content of the following reports has been reviewed:

- Phase II Interpretive Ground Assessment (Reference. 33585-SUT-ZZ 00-RP-G-7201 rev.P03 dated May 2026

- Phase III Remediation & Validation Strategy Proposals (Reference. 33585-SUT-ZZ-00-RP-G-7301) rev. P04 dated May 2026, received 28th September 2026.

- Email dated 6th October 2026 from Sutcliffe's related to the outcome of the site investigations related to tanks

On the basis that the measures within the Phase III Remediation & Validation Strategy Proposals report are implemented condition no.10b is discharged.

Condition no. 12 (Coal activity risks)

The content of the following report has been reviewed:

- Coal Mining Risk Assessment (CMRA) (Reference. 33585-SUT-ZZ-00-RP G-7601 rev.P03), dated August 2026.

On the basis that the measures within the report are implemented condition no.12 is discharged.

Condition no. 20 (Surface water drainage)

The content of the following reports and plans have been reviewed:

-SW Calculations - Storm Phase: Surface Network 1 dated 21 March 2025;

-Drainage Strategy (Reference. 33585-SUT-ZZ-XX-DR-C-6020 Rev P05)

- Sections Through Attenuation Tank (Reference. 33585-SUT-ZZ-XX-DR C-6021 Rev 01

-Permeable Paving Details (Reference. 33585-SUT-ZZ-XX-DR-C-6022 Rev P01;

- BRE365 Soil Infiltration Test (Reference. TP102/SA) dated 26 March 2025;

- Hydrobrake Technical Specification Drawing (Reference. 33585) dated 16 March 2026;

-Hydraulic Characteristics Drawing (Reference. 33585) 16 March 2026; and

-Watercourse Land Drainage Consent correspondence dated 17 June 2026.

-Type: Junctions Storm Phase surface water network1 -SW Calcs 2 (1801A) dated 28/09/2026

-Greenfield runoff rate estimation – FSR

On the basis that the development is implemented in accordance with the details in the documentation and plans referenced above condition no.20 is discharged.

Condition no. 34 (local labour agreement)

The content of the Local Benefit Proposal dated 11 June 2026 following has been reviewed. On the basis of the content of the Local Benefit Proposal referenced above condition no.34 is discharged.

Date: 07 October 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.