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

Applicant

Embassy
Lancaster House
Harper Road
Manchester
M22 4RG

Agent (if used)

Miss Kelly Paddick
Euan Kellie Property Solutions Limited
Suite 4.02 Neo
9 Charlotte Street
Manchester
M1 4ET

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 11a (Lighting), 17a (Acoustics) and 29 (EVC) attached to planning permission 137608/JO/2023.

Location: Land Bound By The River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4LE

Date of application: 5 August 2025

Application number: CDN/25/0748

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 11a - Lighting
Part a) of condition 11 is discharged on the basis that the development is carried out in accordance with the following information:

Installation document Ref: 13902 R5 by Tamlite dated 23.07.2025;
Tamlite Lighting Data Sheet CWLA160T4WWBM3;
Tamlite Lighting Data Sheet CWLA380T4WWBM3;
Tamlite Lighting Data Sheet CWLA90T4WWBM3;
Tamlite Lighting Data Sheet FRN1500T4NWG;
Tamlite Lighting Data Sheet CPH100T5WWB;
Tamlite Lighting Data Sheet CWP80NWBM3; and
L1527-ABA-SI-00-DR-E-63001 Revision P04 External Lighting Layout.

Condition 17a - Acoustics
Part a) of condition 17 is discharged on the basis that the development is carried out in accordance with the following information and on the basis that the Village Hall is not used outside the hours of 08:00 and 23:00 and there is no entertainment (music) noise at any time; and

Design Note - Planning Conditions Note, Ref: 1037115-MEMO-AS-002 Rev P02 by Cundall dated 27/06/2025.

Condition 29 - EVCs
Condition 29 is discharged on the basis that the development is carried out in accordance with the following information and the parking space with electric vehicle charging point hereby approved is available for use prior to first occupation of the development and retained and reserved for use by electric vehicles thereafter:

Qubev Smart EV Charging Unit Data Sheet received by the City Council as local planning authority on 5 August 2025;
External Electrical Services Layout - Drawing no. L1527-ABA-SI-00-DR-E-60001 P04; and
External Electrical Ducting Layout - Drawing no. L1527-ABA-SI-00-DRE-90002 P03.

Date: 16 October 2025

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-inspectorate. 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.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.