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

Mr Joe Burnett
NSJV Ltd
Centrix House
Crow Lane East
Newton-le-Willows
WA12 9UY

Agent (if used)

Mr Sam Gallimore
AEW Architects
Trinity Court
16 John Dalton Street
Manchester
M2 6HY

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 4 (Materials), 16 (Refuse), 24 (Landscaping) and 32 (Sub-station design) attached to planning permission 139997/FO/2024

Location: Land At City Works , Welcomb Street, OpenshawManchester

Date of application: 23 July 2025

Application number: CDN/25/0711

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 4 (Materials)
The details in the External Materials Schedule ref: 12481-AEW-XX-XX-SH-A-0670-S2-P01 received 23rd July 2025 have been considered in conjunction with the details on:
Unit 1 proposed elevations 12481 - AEW- B1-XX-DR-A - 0602 rev.P03
Unit 2 proposed elevations 12481 - AEW- B1-XX-DR-A - 0622 rev.P03
Unit 3 proposed elevations 12481 - AEW- B1-XX-DR-A - 0642 rev.P02
Unit 4 proposed elevations 12481 - AEW- B1-XX-DR-A - 0662 rev.P03
received 22.08.2025 and the flashing detail in email from planning agent dated 1st September 2025 have been examined.
On the basis that that development is implemented in accordance with the External Materials Schedule ref: 12481-AEW-XX-XX-SH-A-0670-S2-P01 in the locations referenced on the elevational plans specified above condition no.4 is discharged.

Condition no. 16 (Refuse)
The details on the refuse store plan ref: 12481-AEW-XX-XX-DR-A-0510-S4-P01 received 23rd July 2025 to be sited in the locations on proposed site pan12481-AEW-XX-XX-DR-0503-S4-P20Proposed Site Plan have been reviewed.

On the basis that that development is implemented in accordance with the details shown on the plans referenced above and the approved refuse storage arrangements remain in situ whilst the use or development is in operation, condition no.16 is discharged.

Condition no.24 (Landscaping)
The details on the Proposed Landscape Plan ref: RE 4198-01 Rev J received 23rd July 2025 have been considered in conjunction with the Grounds Maintenance Specification received 1st September 2025 and Landscaping Statement received 8th September 2025, and are considered to be satisfactory. On the basis that that development is implemented in accordance with the details shown on the plan referenced above, that the arrangements for management and maintenance in the documents specified above implemented not later than 12 months from the date the buildings are first occupied, and if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development; condition no.24 is discharged.

Condition no. 32 (Sub-station design)
The details on the GRP Unit Specification and Earthing General Arrangement plan ref: N25-069-SUB- Colour Green received 23rd July 2025. On the basis that the substation is coloured green and implemented in accordance with the details on the plan referenced above in the location shown on New Substation design Proposed site plan ref: 12481-AEW-XX-XX-DR-A-0503 rev. P17 condition no.32 is discharged.

Date: 25 September 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.