MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 26 (External Lighting) and 36 (CCTV) from planning approval reference 136645/VO/2023

Location: Site To The South/South-East Of Sawley Road, East Of Nelson Street, North/North-East Of James Street, Manchester

Date of application: 28 May 2025

Application number: CDN/25/0483

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

External lighting
The external lighting products to the building elevations, and column mounted design as shown within document ref:VAR-VES-XX-XX-TS-E-0015 rev.C01 (VAR-VES-ZZ-ZZ-DR-E-9600 C02) received 15th August 2025 have been reviewed. Whilst the design and location of the external lighting products is considered to be acceptable, within the document a galvanised column is indicated with either an Asuled /2/CW black lantern, or an anthracite (dark grey)Viva City Pro lantern above. It is considered that the combination of galvanized columns and black or dark grey coloured lanterns is unsuitable in terms of visual appearance, and that there should be either a consistent black or dark grey colouration for both the column and lantern, depending on the lantern colouration which is proposed.
On this basis condition no.26 is not discharged.

Furthermore , some plans within document ref:VAR-VES-XX-XX-TS-E-0015 rev.C01 (VAR-VES-ZZ-ZZ-DR-E-9600 C02) received 15th August 2025 appear to now indicate the MUGA would not have external lighting, but a plan on page 21 shows light spill from lighting to the MUGA. When planning permission was granted no flood lighting to the

pitch was proposed and as such the details relating to the installation of the MUGA shown on this plan cannot form part of the discharge of condition no.26.

CCTV
The CCTV camera design to the building elevations and column mounted design, as shown within document ref:VAR-VES-XX-XX-TS-E-0007 rev.C01 dated 12.02.2025 have been reviewed , together with the camera height location identified on the building in the photographic image received on 15th August 2025. whilst the design and location of the CCTV cameras is considered to be acceptable, the use of white cased building mounted products set in the context of the colouration of external lighting housing which has been installed is considered to be inappropriate. Furthermore, the use of a galvanised column and CCTV within the carpark is also unsuitable in the context of the external lighting black lanterns within the car park area.
On this basis condition no.36 is not discharged.

Date: 18 August 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 or 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 their 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.