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 Billy Jones
Joseph Holts
C/o Agent

Agent (if used)

Mr Billy Jones
Walsingham Planning
Brandon House
King Street
Knutsford
WA16 6DX

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Vegetation Clearence), 4 (CMP) and 5a (Ground Conditions) pursuant to planning permission 142143/FO/2025

Location: Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ

Date of application: 12 August 2025

Application number: CDN/25/0774

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 3 Vegetation Clearance
The following information has been submitted in respect of this planning condition:

- Resting Bird Survey by Rachel Hacking Ecology - 29/07/2025 received by the City Council, as Local Planning Authority, on the 12 August 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 3 is now formally discharged.

Condition 4 CMP
The following information has been submitted in respect of this planning condition:

- CMP received by the City Council, as Local Planning Authority, on the 19 September 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 4 is now formally discharged.

Condition 5a Ground Conditions
The following information has been submitted in respect of this planning condition:

- Remediation Strategy by GroundSolve Ltd Report No. GSL3318 received by the City Council, as Local Planning Authority, on the 12 August 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 5a is now formally discharged. In order to discharge this condition in full the requirements of part (b) need to be complied with.

Date: 1 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.