MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant

Miss Isabelle Carter
Renaker
47 Bengal Street
Manchester

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Dischage of conditions 19 (phase C1), 66 (Phase C2), 113 (Phase D1), 157 (Phase D2) (Landscape Management Plan), 33 (Phase C1), 80 (Phase C2), 127 (Phase D1), 170 (Phase D2) (Amenity Opening Hours Information), 108 (Phase D1), 152 (Phase D2) (Archaeology),134 (Phase D1), 177 (Phase D2) (EV Car Parking Strategy), 180 (Phse D2)(Habitat Boxes), 182 (Phase D2) (Signage Strategy (Tower D2)), 185 (Phase D2) (Wind Baffles), 186 (Phase D2) Generator Enclosure), 187 (Phase D2) (Play Provision) and 189 (Phase D2) (Car Club Space) attached toplanning permission 141017/JO/2024

Location: Trinity Islands , Manchester, M3 4JW

Date of application: 1 September 2025

Application number: CDN/25/0829

Part 2 – Particulars of decision (a)

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

Condition 19 Landscape Management PhC1
The following information has been submitted in respect of this planning condition:

- Landscape Management Plan received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 19 is now formally discharged on this basis.

Condition 33 Amenity Hours PhC1
The following information has been submitted in respect of this planning condition:

-Residential amenity spaces shedule received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 33 is now formally discharged on this basis.

Condition 66 Landscape Management PhC2
The following information has been submitted in respect of this planning condition:

- Landscape Management Plan received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 66 is now formally discharged on this basis.

Condition 80 Amenity hours PhC2
The following information has been submitted in respect of this planning condition:

-Residential amenity spaces shedule received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 80 is now formally discharged on this basis.

Condition 108 Archaeoloy PhD1
The following information has been submitted in respect of this planning condition:

- Archaeology Excavation received by the City Council, as Local Planning Authority, on the 18 September 2025

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

Condition 108 is now formally discharged on this basis.

Condition 113 Landscape Management PhD1
The following information has been submitted in respect of this planning condition:

- Landscape Management Plan received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 113 is now formally discharged on this basis.

Condition 127 Amenity Hours PhD1

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

-Residential amenity spaces shedule received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 127 is now formally discharged on this basis.

Condition 134 EV PhD1
The following information has been submitted in respect of this planning condition:

- EV Charging Strategy received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 134 is now formally discharged on this basis.

Condition 152 Archaeology PhD2
The following information has been submitted in respect of this planning condition:

- Archaeology Excavation received by the City Council, as Local Planning Authority, on the 18 September 2025

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

Condition 152 is now formally discharged on this basis.

Condition 157 Landscape Managemet PhD2
The following information has been submitted in respect of this planning condition:

- Landscape Management Plan received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 157 is now formally discharged on this basis.

Condition 170 Amenity Hours PhD2
The following information has been submitted in respect of this planning condition:

-Residential amenity spaces shedule received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 170 is now formally discharged on this basis.

Condition 177 EV strategy Ph D2
The following information has been submitted in respect of this planning condition:

- EV Charging Strategy received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 177 is now formally discharged on this basis.

Condition 180 Habitat Boxes Ph D2
The following information has been submitted in respect of this planning condition:

- Habitat Boxes received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 180 is now formally discharged on this basis.

Condition 186 Generator Enc Ph D2
The following information has been submitted in respect of this planning condition:

- Generator enclosure received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 186 is now formally discharged on this basis.

Condition 187 Play Provision Ph D2
The following information has been submitted in respect of this planning condition:

- Play provision received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 187 is now formally discharged on this basis.

Condition 189 Car Club Ph D2
The following information has been submitted in respect of this planning condition:

- Car club space note received by the City Council, as Local Planning Authority, on the 1 September 2025

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

Condition 189 is now formally discharged on this basis.

Part 2 – Particulars of decision (b)

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

Condition 182 Signage Strategy Ph D2
The following information has been submitted in respect of this planning condition:

- External Wayfindingreceived by the City Council, as Local Planning Authority, on the 1 September 2025

The above information has been considered. Whilst this information is accpetable, the details are not a signage staretgy for the ground floor commercial uses within the building.

Condition 182 is not formally discharged at this stage.

Condition 185 Wind Baffles PhD2
The following information has been submitted in respect of this planning condition:

- Wind Baffles received by the City Council, as Local Planning Authority, on the 1 September 2025

The above information has been considered. Whilst this the CGIs are useful, they do not provide the dimensions, design or materials for the structures.

Please provide the details for consideration.

Condition 185 is not formally discharged at this stage.

Date: 13 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 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.