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	Agent (if used)
Taylor Great Places 2A Derwent Avenue Manchester M2 17QS	Mr Nick Berry OMI Architects 31 Blackfriars Road Salford M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 20 (b (Hard Landscaping), c (Pavements) and e (Public Realm Suds Management), 36 (Lighting) and 49 (Off Site Highways Works) attached to planning permission 128911/FO/2020

Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

Date of application: 21 May 2025

Application number: CDN/25/0472

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 20 b and e - Landscaping
Condition 20 - Landscaping

(b) (Hard Landscaping): On the basis of implementation in accordance with the following plans:

220019-TPM-ZZ-LG-DR-L-106 P04
220019-TPM-ZZ-LG-DR-L-108 P03
220019-TPM-ZZ-LG-DR-L-201 P04
220019-TPM-ZZ-LG-DR-L-301 P03
220019-TPM-ZZ-LG-DR-L-302 P03
220019-TPM-ZZ-LG-DR-L-303 P03
220019-TPM-ZZ-LG-DR-L-305 P03

this part of the condition is discharged

(e) (Public Realm Suds Management): On the basis of the section of the Condition 20 covering note in relation to this part of the condition and implementation in accordance with the following dwg drawing 220019-CLA-XX-00-DR-D-500-4

this part of the condition is discharged

Condition 36 Lighting
Condition 36 Lighting - On the basis of implementation and ongoing compliance with the following:

Dwg 220019-HEC-ZZ-ZZ-DR-E-6303; and Lighting Plots External Courtyard Laystall Street document 16-05-25

the condition is discharged

Condition 49 (Off Site Highways Works)
Condition 49 (Off Site Highways Works): On the basis of implementation in accordance with the following:

Dwgs 220019-CLA-XX-XX-DR-D-100, 220019-CLA-XX-XX-DR-D-101, 220019-CLA-XX-XX-DR-D-102, 220019-CLA-XX-XX-DR-D-103, 220019-CLA-XX-XX-DR-D-105, 220019-CLA-XX-XX-DR-D-110, 220019-CLA-XX-XX-DR-D-120, 220019-CLA-XX-XX-DR-D-210, 220019-CLA-XX-XX-DR-D-211, 220019-CLA-XX-XX-DR-D-500, 220019-CLA-XX-XX-DR-D-700, 220019-CLA-XX-XX-DR-D-701, 220019-CLA-XX-XX-DR-D-1100, 220019-CLA-XX-XX-DR-D-1101, 220019-CLA-XX-XX-DR-D-1200 and 220019-CLA-XX-XX-DR-D-1201

the requirements of the condition in relation to the S278 requirements are discharge. For the avoidance of doubt this does not approve the requirements of condition 20 (c) (a)Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries;

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 20 c- Landscaping
Condition 20 c- Landscaping: the submitted dwgs on this are technical highways plans not a technical layout plan that clearly shows the perimeter pavements and the proposed materials for these.

On the basis that the proposed materials have not been clearly detailed this part of the condition cannot be discharged at this time

Please note that sign off for S278 agreements does nor superseed planning requirements in terms of expectations on material quality.

Date: 7 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.