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)
Mr Paul Waite Manchester City Council Town Hall Extension Albert Square Manchester M20 2LA	Mrs Anastasia Kapagerof jmarchitects 3A 54 Princess Street Manchester M1 6HS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 10 (Drop off and Parking), 24 (Hours of Operation - Sports Facilities), 25 (Servicing Hours) and 34 (Acoustic Barrier) attached to planning permission 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: 7 August 2025

Application number: CDN/25/0762

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 no. 10 (Drop off and Parking)
The content of the Traffic Management Plan is considered to be satisfactory. On the basis that the development is implemented in accordance with the approved management plan, condition no.10 is discharged.

Condition no. 24 (Hours of Operation)
The content of the Traffic Management Plan, has been considered in association with the hours of use of the sports facilities set out in the Community Use Agreement which state that the hours of operation of the sports facilities (main hall and MUGA) are:
-Term time -weekdays Mondays to Thursdays 18:00 -19:30hrs
- Term time weekends Saturdays 09:00 - 15:00hrs
- School holidays - weekdays 09:30 - 15:00 hrs

On the basis that the sports facilities are not be used outside the hours set out above condition no.24 is discharged.

Condition no. 34 (Acoustic Barrier)
The height and design details of the proposed acoustic fence show on the Typical fence details plan ref: VAR-EBL-XX-XX-DR-L-00018 rev. C03, in the location shown on Landscape Layout plan ref: VAR-EBL-XX-XX-DR-L-00001 rev.C04 (part of rear boundary of the site), and on the Landscape Detail - Fences & Furniture Plan 2/3 ref: VAR-EBL-XX-XX-DR-L-00011 rev.C03, together with the Interlock Acoustic fencing specification sheet , have been reviewed in conjunction with the email received from the applicant dated 22nd September 2025.

On the basis that the acoustic fencing is implemented in accordance with the details on the plans referenced above, condition no.34 is discharged.

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 no. 25 (Servicing Hours)
The contents of the Traffic Management Plan (July 2025) have been reviewed, in particular on page 5, the school's commitment that 'No deliveries, servicing and collections, including waste collections, shall be carried out before 07:30 a.m. and after 8.00p.m. on Mondays to Saturdays and no deliveries/waste collections on Sundays/Bank Holidays' has been noted and is welcomed . However, as this is a compliance condition with an on-going requirement, condition no.25 cannot be formally discharged.

Date: 23 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 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.