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)
Britannia Victoria Limited C/o Agent	Miss Louisa Fielden AshtonHale Suite 3 Level 3 Astley Building ABC Buildings 21-23 Quay Street Manchester M3 4AE

Part 1 – Particulars of the application/development

Proposal: Discharge Conditions 7a (travel plan), 8(b) (electric vehicle charging), 11(b) (waste management), 12 (external plant), 13 (secured by design), 15 (drainage maintenance), 31 (boundary treatments) and 32(b) (local labour) of Planning Permission 139720/JO/2024

Location: Victoria Park Probation Centre, Laindon Road, Manchester, M14 5YJ

Date of application: 10 June 2025

Application number: CDN/25/0533

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.

Conditions 7a (travel plan)
The content of the Travel Plan (ref: 082328-CUR-XX-XX-T-TP-00004 rev..P01 has been reviewed. On the basis that the development is implemented in accordance with Travel Plan (ref: 082328-CUR-XX-XX-T-TP-00004 rev. P01, condition no.7a is discharged.

Condition no. 11(b) (waste management)
The design on the Communal bin store plan ref: plan ref: A662_C_4014 rev.A received 7th August 2025 has been examined in respect of the communal bin store to serve the proposed apartments and is considered to be satisfactory. On the basis that the development is implemented in accordance with the details on the Communal bin store plan ref: plan ref: A662_C_4014 rev.A , condition no.11 b is discharged.

Condition no.12 (external plant)

The content of the email from planning agent dated 2nd July 2025 confirming that there are no external condensers or heat pumps, and the only external plant is the roof top smoke fans on top of the apartment block, and these do not form part of the environmental strategy and so are for emergency use. On this basis of the confirmation set out in the email referenced above no further action is required in respect of the discharged of condition no.12.

Condition no. 15 (drainage maintenance)
The content of the following documents and plans has been reviewed.
- South Site - Plot Drainage Layout (ref: J7986/ D13 Rev B)
- North Site - Plot Drainage Layout (ref: J7986/ D14 Rev B)
- Certification of Incorporation of Management Company
Received 10th June 2025

-Email from planning agent dated 30th June 2025 with attached photographic evidence of construction of the drainage scheme.

-Hydraulic calculations - south site received 12th July 2025

-Content of email from planning agent dated 18th July 2025, , together with the contact detail of the responsible party to maintain the sustainable drainage system.

-Section 104 South site main drainage layout plan ref: J7986/D01 ref. F
- SuDS Maintenance Plan (ref: J7986 06/25)
Received 12th August 2025

-Installed Hydrobrake Visual image received 13th August 2025.

On the basis of the information referenced above condition no.15 is discharged.

Condition no.31 (boundary treatments)
a) The details on the External Works details plan ref: A662-P-920, and 0.6m Stone Wall and Railing Boundary plan ref: A662_C_4002 received 19th August 2025, together with the confirmation received in an email from the planning agent dated 7th August 2025 that the railings shown on plan ref: External Works details plan ref: A662-P-920 would be black in colouration, has been reviewed .
On the basis that the development is implemented in accordance with the details on the plans and within the email referenced above, in full, before the dwellings are first occupied and retained as such thereafter, condition 31 part a is discharged.

b) The details on the following plans have been reviewed,
-1.5m Timber Fence plan ref: A662_C_4012C (including annotated reference to 1.5m closed boarded gates to the parking spaces at the rear of dwellinghouses in Block 2)
- 1.5m bi-fold gates to parking spaces plan ref: A662_C_4011
- 2m Timber Fence detail (with hedgehog gaps) plan ref: A662_C_4009B
and considered together with the confirmation received in an email from the planning agent dated 7th August 2025 that the bi fold gates would be black in colouration.
On the basis that the development is implemented in accordance with plans and colouration of the gates referenced above, in full before the dwellings are first occupied and retained as such thereafter, condition 31part b is discharged.

Condition no. 32(b) (local labour)

The content of the updated Local Labour KPI spreadsheet prepared by Short Construction. received 20th June 2025, has been examined and is considered to be satisfactory. On this basis condition no.32b 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.8(b) (EVC)
The content of the Air Quality Assessment (ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA) submitted with the original application (ref: 135848/FO/2022) is noted, together with the content of the email from planning agent dated 2nd July 2025 with attached photographs showing the installed electric vehicle charging points.
On the basis of the content of the referenced email and attachments, condition no.8b has been satisfied in relation to Block 3 and 4 (plots 42-54). However, as no verification information has been submitted in respect of the apartments and other blocks of dwellinghouses, and the phrasing of condition no.8b does not enable this condition to be discharged on a phased basis , condition no.8b cannot be formally discharged at this time.

Condition no.13 (secured by design)
The content of the letter from GMP Design for Security team dated 8th July 2025 in respect of plot nos. 42-54 (Block 3 and 4) has been noted . On the basis of the content of the referenced letter , condition no.13 has been satisfied in relation to Block 3 and 4 (plots 42-54). However, as no accreditation/verifcation information has been submitted in respect of the apartments and other blocks of dwellinghouses, and the phrasing of condition no.13 does not enable this condition to be discharged on a phased basis , condition no.13 cannot be formally discharged at this time.

Date: 20 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.