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)
	Mrs Kate Limbert
Manchester City Council	Avison Young
PO Box 532	6th Floor
Town Hall	1 City Square
Manchester	Leeds
M60 2LA	LS1 2AL

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 13 (Boundary Treatment), 16 (Landscaping), 17a (Noise), 20 (Lighting), 23 (townhouse bin store), 24 (highway works), 25 (TRO), 26 (RSA) and 41 (Landscape Management Paln) of planning permission 137668/JO/2023

Location: Land To The West Of Rodney Street , Manchester, M4 6JJ

Date of application: 11 April 2025

Application number: CDN/25/0353

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

- RODSTA-LYR-XX-ZZ-D-L-8001 Furniture and Boundary Treatments Rev C05
- RODSTA-LYR-XX-ZZ-D-L-6005 Interface Details 02 Rev C03
- RODSTA-LYR-XX-ZZ-D-L-6006 Interface Details 03 Rev C03
- RODSTA-LYR-XX-ZZ-D-L-6009 Interface Details 04 Rev C04
- RODSTA-LYR-XX-ZZ-D-L-6010 Interface Details 05 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6012 Timber Baton Screen Details Rev C01

The above information was received on the 11 April 2025

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

Condition 13 is formally discharged.

Condition 20 Lighting
The following information has been submitted in respect of this planning condition:

- RODSTA-AME-XX-ZZ-CA-E-63003 C01 - External Lighting Calculations
- RODSTA-AME-ZZ-ZZ-DR-E-61010 C14 - External Ducting Layout
- RODSTA-AME-ZZ-ZZ-DR-E-63010 C03 - External Lighting Layout
- RODSTA-AME-ZZ-ZZ-TS-E-50005-C03 External Lighting details

The above information was received on the 11 April 2025

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

Condition 20 is now formally discharged on this basis.

Condition 23 townhouse bin store
The following information has been submitted in respect of this planning condition:

- RODSTA-BUT-ZZ-00-DP-A-90001 Boundary Wall Typical Details - Sheet 2 C01
- RODSTA-BUT-XX-XX-VS-A-01082 - Visual 3 - Jersey Street View PL1

The above information was received on the 11 April 2025

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

Condition 23 is now formally discharged on this basis.

Condition 25 TROs
The following information has been submitted in respect of this planning condition:

- 18321-HYD-XX-XX-DR-D-0100_S278 General Arrangement_P5
- 18321-HYD-XX-XX-DR-D-0101_S278 Redline Boundary_P1
- 18321-HYD-XX-XX-DR-D-0110_S278 Swept Path Analysis 1 P1
- 18321-HYD-XX-XX-DR-D-0111_S278 Swept Path Analysis 2 P1
- 18321-HYD-XX-XX-DR-D-0150_S278 Proposed Contour Plan P1
- 18321-HYD-XX-XX-DR-D-0200_S278 Site Clearance Works P5
- 18321-HYD-XX-XX-DR-D-0700_S278 Pavement and Verge Plan_P5
- 18321-HYD-XX-XX-DR-D-1100_S278 Kerb Plan_P6
- 18321-HYD-XX-XX-DR-D-1200_S278 Road markings and traffic signage_P04

The above information was received on the 11 April 2025

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

Condition 25 is now formally discharged.

Condition 26 RSA
The following information has been submitted in respect of this planning condition:

- PC5358-RHD-ZZ-XX-RP-SA-0007-Rodney Street, Manchester_RSA 2_Final July 2024 received by the City Council, as Local Planning Authority, on the 11 April 2025

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

Condition 26 is now formally discharged on this basis.

Condition 41 Landscape Management
The following information has been submitted in respect of this planning condition:

- RODSTA-LYR-XX-XX-RP-L-003-00 Landscape Management Plan received by the City Council, as Local Planning Authority, on the 11 April 2025

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

Condition 41 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 16 Landscaping
The following information has been submitted in respect of this planning condition:

- RODSTA-LYR-XX-ZZ-D-L-1005 Landscape Masterplan Rev C03
- RODSTA-LYR-XX-ZZ-D-L-3001 Softworks Rev C04
- RODSTA-LYR-XX-ZZ-D-L-3002 Softworks Tree Planting Rev C04
- RODSTA-LYR-XX-ZZ-D-L-3003 Softworks Planting Schedule Rev C03
- RODSTA-LYR-XX-ZZ-D-L-3004 Detailed Planting Plan 1A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3005 Detailed Planting Plan 2A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3006 Detailed Planting Plan 3A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3007 Detailed Planting Plan 4A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3008 Detailed Planting Plan 5A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3009 Detailed Planting Plan 6A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3010 Detailed Planting Plan 7A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3011 Detailed Planting Plan 8A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3012 Detailed Planting Plan 9A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3013 Detailed Planting Plan 10A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3014 Detailed Planting Plan 11A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3015 Detailed Planting Plan 12A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3016 Detailed Planting Plan 13A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-6000 Typical Softworks Details 01 Rev C03
- RODSTA-LYR-XX-ZZ-D-L-6003 Tree Pit Details 01 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-6004 Tree Pit Details 02 Rev C02

The above information was received on the 11 April 2025

The above information has been considered and is broadly acceptable with the exception of the macadam to Jersey Steet. The public realm strategy for the Back of Ancoats seeks to secure a higher quality treatment to this street.

Condition 16 is not formally discharged.

Condition 17a Noise
The following information has been submitted in respect of this planning condition:

22013-R05-B Planning discharge report for condition 17a - Acoustics received by the City Council, as Local Planning Authority, on the 11 April 2025

The above information has been considered. A email was sent to Avison Young on the 2 June requesting the below information:

- The external wall build-ups for the townhouses to be reviewed when they are available. An addendum report will be required to include window specifications to confirm that the internal noise levels will be achieved.

- Due to potential overheating the apartments below in Block A require mechanical ventilation (all other apartments can ventilate with the windows open). An addendum report will need to provided to confirm the mechanical ventilation and the predicted internal noise
levels with it running. - No predicted noise levels have been supplied.

No details have been provided to date.

Condition 17 is not formally discharged.

Condtion 24 Highway Works
The following information has been submitted in respect of this planning condition:

- 18321-HYD-XX-XX-DR-D-0100_S278 General Arrangement_P5
- 18321-HYD-XX-XX-DR-D-0101_S278 Redline Boundary_P1
- 18321-HYD-XX-XX-DR-D-0110_S278 Swept Path Analysis 1 P1
- 18321-HYD-XX-XX-DR-D-0111_S278 Swept Path Analysis 2 P1
- 18321-HYD-XX-XX-DR-D-0150_S278 Proposed Contour Plan P1
- 18321-HYD-XX-XX-DR-D-0200_S278 Site Clearance Works P5
- 18321-HYD-XX-XX-DR-D-0700_S278 Pavement and Verge Plan_P5
- 18321-HYD-XX-XX-DR-D-1100_S278 Kerb Plan_P6
- 18321-HYD-XX-XX-DR-D-1200_S278 Road markings and traffic signage_P04

The above information was received on the 11 April 2025

The above information has been considered and is broadly acceptable with the exception of the proposed pavement treatment to Jersey Street.

Condition 24 is not formally discharged at this stage.

Date: 23 June 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.