

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

Approval of details reserved by condition

Applicant

Aftab
Castlefield House Properties Limited
Suite 1 Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

Agent (if used)

Milly McDermott
Zerum
South Central
11 Peter Street
Manchester
M2 5QR

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (CMP), 4 (Condition Survey), 5 (Archaeological Works), 6 (Surface Water & Drainage) and 9 (Cycle Storage) attached to planning permission 141586/FO/2024

Location: Castlefield House, Liverpool Road, Manchester, M3 4SB

Date of application: 22 April 2025

Application number: CDN/25/0383

Part 2 – Particulars of decision

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

CMP

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

- o Covering Letter (Prepared by Zerum; Dated 17/04/2025; Received 22/04/2025)
- o Construction Management Plan: Castlefield House Fit Out & External Works, Issue No: 3 (Prepared by tjm projects; Dated 02/06/2025)
- o Traffic Management Plan Castlefield House Refurbishment Issue 2 (Prepared by tjm projects; Dated 02/06/2025)
- o Construction Phase Plan: Castlefield House Fit Out & external works, Issue No: 3 (Prepared by tjm projects; Dated 05/03/2025; Received 22/04/2025)
- o 3522.F04: Site Set Up Plan
- o 3522.F05: Site Set Up Plan

All stamped as received by the City Council as Local Planning Authority on 04/06/2025, unless specified otherwise.

The submitted information is acceptable in regard to condition 3 only. To fully comply with the requirements of the condition, the construction phase of the development shall adhere to the approved details for its duration.

Condition 3 is discharged on this basis.

Condition Survey

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

- o Covering Letter (Prepared by Zerum; Dated 17/04/2025)
- o Pavement and Landscape Condition Survey (Prepared by OBI; Dated 10/03/2025)

All stamped as received by the City Council as Local Planning Authority on 22/04/2025.

The submitted information is acceptable in regard to part a of condition 4 only. To fully comply with the requirements of the condition, the area surveyed shall be re-surveyed and then be submitted to discharge part b of the condition.

Part a of condition 4 is discharged on this basis.

Archaeological Works

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

- o Covering Letter (Prepared by Zerum; Dated 17/04/2025)
- o WSI: Watching Brief (Prepared by CIVIC Heritage; Dated March 2025)
- o Risk and Method Statement: Watching Brief (Prepared by CIVIC Heritage; Dated February 2025)

All stamped as received by the City Council as Local Planning Authority on 22/04/2025.

The above information has been considered and is acceptable in respect of the pre-commencement element of condition 5 only. To fully comply with the condition, information to satisfy parts a - f of the condition must be submitted to and approved in writing by the City Council as Local Planning Authority.

The pre-commencement element of condition 5 is now formally discharged on this basis.

Surface Water & Drainage

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

- o Covering Letter (Prepared by Zerum; Dated 17/04/2025)
- o CFC 25006 002 Revision C: Proposed Drainage Strategy Layout
- o GBU-STANDARD-3220 Rev A: Hydroplanter Flex Installation
- o GBU-TDAGSUDS-3218 Rev A: Kerbside Suds Tree Pit for Small Tree Species in Hard Landscape
- o Correspondence RE S106 application (Prepared by CFA Civils; Dated and Received 29/05/2025)

All stamped as received by the City Council as Local Planning Authority on 22/04/2025, unless specified otherwise.

The submitted information is acceptable in regard to condition 6 only. To fully comply with the requirements of the condition, the development shall proceed in accordance with the approved details and then be retained and maintained thereafter.

Condition 6 is discharged on this basis.

Cycle Storage

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

- o Covering Letter (Prepared by Zerum; Dated 17/04/2025)
- o Sketch - SK-05 Rev A: Cycle Store Plan - Design Intent
- o Sketch - SK-06 Rev C: Cycle Store Elevations - Design Intent (Received 03/06/2025)

All stamped as received by the City Council as Local Planning Authority on 22/04/2025, unless specified otherwise.

The submitted information is acceptable in regard to condition 9 only. To fully comply with the requirements of the condition, the development shall proceed in accordance with the approved details and then be retained and maintained for the lifetime of the development thereafter.

Condition 9 is discharged on this basis.

Date: 11 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 permission refers 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.

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 his 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.