

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

Partial approval of details reserved by condition

Applicant

Mr Dvir Newman
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Manchester
M21 0BN

Agent (if used)

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Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (obscure glazing), 5 (bike store) and 7 (construction management plan) attached to planning permission 142726/FO/2025

Location: 89 Albany Road, Manchester, M21 0BN

Date of application: 8 December 2025

Application number: CDN/25/1159

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 3 (obscure glazing)

The following information has been submitted in respect of planning condition 3 (obscure glazing):

- Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 8 December 2025.
- Supporting Information- Optifloat Glass Information, , received by the City Council as Local Planning Authority on 15 January 2026.

Condition 3 is a compliance condition attached to planning permission 142726/FO/2025 and does not require a formal discharge of condition. Evidence has been provided that the windows have been ordered with Pilkington level 5 (Optifloat™ Opal). The windows shall be obscure glazed to such specification and shall remain so in perpetuity.

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 5 (bike store)

The following information has been submitted in respect of planning condition 5 (bike store):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 8 December 2025.

-Supporting Information- Cycle Storage Information, received by the City Council as Local Planning Authority on 15 January 2026.

The information submitted to discharge condition 5 is not sufficient.

The information provided for the bike store to sit within the enclosed area to the rear of the property is acceptable. However, a product specification and full elevational drawings have not been supplied for the Vestre Cover cycling shelter and the Vestre Sinus space saving rack.

Until such details are received and agreed, condition 5 cannot be discharged.

Condition 7 (CMP)

The following information has been submitted in respect of planning condition 7 (construction management plan):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 8 December 2025.

-Supporting Information- Condition Queries (Letter dated 17 November 2025), received by the City Council as Local Planning Authority on 8 December 2025.

-Supporting Information- Construction Layout Plan, received by the City Council as Local Planning Authority on 8 December 2025.

The information submitted to discharge condition 7 is not sufficient.

Further details are required for the dust control section as it seems to be focussed on controlling dust for on-site receptors and not to the adjacent residential development (should this be occupied during dusty works).

Until such details are received and agreed, condition 7 cannot be discharged.

Date: 24 February 2026

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.