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

Mr Josh Hart
Jigsaw Homes North
Turner House
56 King Street
Leigh
WN7 4LJ

Agent (if used)

Mr David Dickerson
DK-Architects
26 Old Haymarket
Liverpool
L1 6ER

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 5 (Car Parking), 6 (Cycle Storage), 11 (Drainage Maintenance), 12 (Ground Condition Verification Report) and 18 (Air Quality Assessment) attached to Planning Permission 138482/FO/2023.

Location: Land At The Junction Of Devonshire Street And Coverdale Crescent, Ardwick,

Date of application: 28 January 2026

Application number: CDN/26/0086

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. 5 (Car Parking)
The car park completion photographs have been reviewed. On the basis of the submitted images condition no.5 is discharged, subject to the car parking being available at all times whilst the apartments are occupied.

Condition no. 6 (Cycle Storage)
The cycle storage arrangement installation photographs have been reviewed. On the basis of the submitted images condition no.6 is discharged, subject to cycle storage arrangements being retained thereafter.

Condition no.12 (Ground Condition Veri)
The content of the Phase IV Validation Completion Report Reference: 33494-SUT-ZZ-00-RP-G-7401 Date: January 2026 has been considered in conjunction with the images of installed geotextile layer received 12th March 2026, together with email from planning agent dated 12th March 2026, confirming that a geotextile separation layer was installed prior to the clean cover being placed.

Part b condition no.12 has been complied on the basis of the content of the documentation and images referenced above.

In view that part a of condition no.12 was discharged on 25th July 2024 (ref: CDN/26/0451), I can confirm that condition no.12 is discharged.

Condition no. 18 (AQ Assessment)
The content of the statement accompanying the application has been reviewed, and on the basis of the statement condition no.18 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.11 (Drainage Maintenance)
The content of the documents and plans referenced below have been reviewed :
-External; Levels Layout plan ref: 33494-SUT-ZZ-XX-DR-C-6150 rev.F01
-As built Drainage system photographs
-Drainage Strategy ref: 33494/LRD dated October 2023
-Drainage Layout plan ref: 33494-SUT-ZZ-XX-DR-C-6200 rev.F01
Received 28th January 2026

-Images of Hydrobrake and Hydrobrake delivery note and specification
-As built surface water calculations dated 02.03.2026
-Agent email dated 12th March 2026 confirming that drainage management and maintenance will be the management company called Jigsaw Care (as owners and operators of the building)
received 12th March 2026

At this time insufficient information has been submitted to enable the discharge of condition no.11. A verification report providing photographic evidence of construction as per design drawings; photographic evidence of flow control and permeable paving; and details on how the storage and flow control is maintained required.

Date: 14 April 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.