

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

Partial approval of details reserved by condition

Applicant

Britannia Victoria Limited
C/o Agent

Agent (if used)

Miss Louisa Fielden
AshtonHale
Suite 3
Level 3
Astley Building
21-23 Quay Street
Manchester
M3 4AE

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 8b (EVC's - blocks 5, 6, 7 and 8), 10b (noise verification - blocks 1, 2, 5, 6, 7 and 8) and 13 (security - blocks 2, 5, 6, 7 and 8) attached to Planning Permission referenced 139720/JO/2024.

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

Date of application: 25 November 2025

Application number: CDN/25/1127

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 10b - Acoustic verification

The content of the Noise Assessment Report (ref: 22092-RP-2-R0) by Jameson Acoustics in relation to results of the internal noise level assessment for Blocks 3 and 4 was reviewed as part of application ref; CDN/25/0626 and was considered to be acceptable for Block nos.3 and 4 on 28th July 2025.

The content of the Noise Assessment Report (ref: 22092-RP-3-R0) by Jameson Acoustics in relation to results of the internal noise level assessment for Blocks 1-2 and 5-8 has been examined and is considered to be satisfactory.

On the basis of the Noise Assessment Reports (ref: 22092-RP-2-R0 and ref: 22092-RP-3-R0) condition no.10b 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 8b EVC's (Blocks 5 6 7 8)

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 attached photographs showing the installed electric vehicle charging points, and details on Proposed utility services layout plan ref: 2482-CWC-XX-00-DR-ME-9001 P8 received 15th December 2025.

On the basis of the content of the details documentation , plan and photographs referenced above , condition no.8b has been satisfied in relation to Blocks 5, 6, 7 and 8. However, as no verification information has been submitted in respect of the apartments (Block 1) and Block 2, 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 SBD (Blocks2, 5, 6, 7 8)

The content of the correspondence from Design for Security officers dated 11th October 2025 in respect of Blocks 2,5 and 6 (ref: 2022/0422/SBD/01), and dated 11th October 2025 in respect of Blocks 7 and 8 (ref: 2022/0422/SBD/01) has been reviewed.

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) was considered as part of application CDN/25/0533. When on the basis of the content of the referenced letter, condition no.13 was considered to be satisfied in relation to Block 3 and 4 (plots 42-54) on 20th August 2025.

Therefore , on the basis of the content of the of the correspondence referenced above, condition no.13 has been satisfied in relation to Blocks 2,5, 6, 7 and 8. However, as no accreditation/verification information has been submitted in respect of the apartments (Block 1) 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: 7 January 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.