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 Jon Scurr
R&M Property Group
The Colony HQ
Altrincham Road
Wilmslow
SK9 4LY

Agent (if used)

Mr Manuel Atkinson
Bernard Taylor Partnership
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 9 (drainage maintenance), 10 (noise), 11 (EVC), 19 (SBD) and 24 (external equipment) attached to Planning Permission referenced 139774/JO/2024.

Location: Land At The Junction Of Varey Street & Cross Lane, Manchester, M18 8WY

Date of application: 26 January 2026

Application number: CDN/26/0071

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.

EVC
The technical specification for the EVC have previously been approved under ref CDN/24/0358

The photographs showing the location of the Electric Vehicle charging points in situ to support the discharge of condition 11 has been assessed and is considered sufficient to discharge the condition in full.

sec by design
The information submitted 26.01.2026 to support the discharge of condition 19 Secured By Design in the form of the Gold award accreditation is considered sufficient to discharge condition 19 in full, so long as the scheme as approved is implemented.

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.

Drainage maintenance
The information submitted to support the discharge of Condition 9 (Drainage Maintenance) has been assessed and is considered insufficient to discharge this condition at this present time. Additional information relating to photographic evidence of the flow control and SuDS components; confirmation that the submitted drawings as the final As Built construction drawings; details of responsibility for management and maintenance; and, evidence of adoption agreement from United Utilities is required for assessment to enable discharge of this condition.

Therefore this condition cannot be discharged at this present time.

Noise
The information submitted to support the discharge of Condition 10 Noise attached to previously approved ref 139774/FO/2023 in the form of the revised Azymuth Acoustics assessment reference Z57053.4 dated 02.04.26 has been assessed and additional information is still required to enable dicharge of this condition.

Therefore this condition cannot be discharged at this present time.

External equipment
Due to the lack of evidential technical data to support the discharge of condition 24 relating to external plant and machinery, the pictorial information submitted by email from the applicant 13.04.2026 has been assessed and is considered to be insufficent to discharge this condition at this present time. Additional information is required which has been forwarded to the applicant / agent to enable a full assessment and discharge of this condition.

Date: 17 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.