MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Triton Construction
Ascot House
Trident Business Park
Birchwood
Warrington
WA3 6BX

Agent (if used)

Mr Dea Butler
UMC Architects
Sheppard Lockton House
Cafferata Way
Newark
NG24 2TN

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 4 (materials) from planning approval reference 138914/FO/2023

Location: Walkers Of Manchester, Crabtree Lane, Manchester, M11 4GU

Date of application: 2 December 2025

Application number: CDN/25/1146

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.

Condition no.4 -materials
The following information and plans have been reviewed;

-UCM Architects condition no.4 document
- LPCB - Certificate of Product Approval Certificate Number : 460a Issue 09 for Sandwich Panel Systems date of issue 07 January 2020.
-Tata Steel Colorcoat HPS 200 Ultra product specification
-Tata Steel Trisobuild Site assembled roofing and cladding systems product specification sheets
-Liner profile CA32 1000RL
-Cladding profiles CA32 1000W and CA300MR
-SF52 Curtain Wall Systems specification data sheet
- Horizontally laid Microrib cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Merlin Grey (RAL 180 40 05).
- Horizontally laid trapezoidal profile cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Albatross (RAL 240 80 05).
- Thermally broken polyester powder coated aluminium windows. Finish: Polyester powder coated. Glazing: Grey tinted. Frame Colour: Anthracite (RAL 7016).

- Reveals to ribbon windows , doors and roller shutter doors to be - Colour May Green (RAL 6018)
- Glazed Canopy details as shown on Entrance canopy General Arrangement and details plan ref: C2938-T-22-01 rev.B,
- Trapezoidal profiled roof cladding panels. Finish: Tata Colorcoat HPS200 Ultra. Colour: Goosewing Grey (RAL 7038).
- Steel insulated security door & frame. Finish: Polyester powder coated. Colour: To match adjacent cladding.
- Comar 7Pi Thermally Broken Doors. Finish: Polyester powder coated. Glazing: Grey tinted. Frame Colour: Anthracite (RAL 7016).
- Loading dock door. Finish: Slate Grey
- All guttering to be Anthracite (RAL 7016). All rainwater pipes to match adjacent cladding.
- Unit Numbering 3mm powder coated aluminium plate with matching fixings. Colour: May Green (RAL 6018).

On the basis that the development is implemented in accordance the materials (including specifications and colouration) referenced above, in locations shown on Units 1-4 - Building Elevations plan ref: 1301 rev. P23; Unit 5 - Building Elevations plan ref: 1302 rev. P15; and
Units 6-9 - Building Elevations plan ref: 1303 rev. P14, condition no. 4 is discharged.

Date: 2 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 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 of 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.