

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

Approval of details reserved by condition

Applicant

Ms Hayley Wilson
SIS UK Ltd
Unit 1-2 Brookhill Industrial Estate
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NG16 6NT

Agent (if used)

Mr Matthew Druce
Labosport Ltd
Unit 3 Aerial Way
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NG15 6DW

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Drainage), 6 (Contractors Compound), 9 (Hours of Operation) and 10 (Noise Management Plan) attached to planning permission 141932/FO/2025

Location: Unity Community Primary School, 41 Allesley Drive, Manchester, M7 4YE

Date of application: 20 October 2025

Application number: CDN/25/1020

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 (Drainage)

The content of the following documents and plans has been reviewed.

- Surface Water Drainage Design R -00227 -001 SWD -A July 2025 as amended by
- Planning support addendum ref: 24-0479_PSA_V1
- Proposed Drainage Layout plan ref: 00227 - E02 rev.B
- Below Ground Drainage layout plan ref: 3205 - 1.05 rev. T4
- Oriflo OFCP450 Data Sheet
- Unprotected Orifice Plate flow control chamber OFCP450 rev.B Product drawing

On the basis that the development is implemented in accordance with the information referenced above condition no.4 is discharged.

Condition no. 6 (Contractors Compound)

The content of the following documents and plans have been reviewed and were considered to be satisfactory in relation to part a of condition no.6 on 22nd September 2025.

- Planning agent email dated 26th August 2025
- Construction Management Plan (CEMP) ref: 020925 received 2nd September 2025
- Site Traffic Management Plan ref:24-6150 001 rev. B received 3rd September 2025

- Content of planning agent email dated 16th September 2025 and Swept Path Analysis plan ref:

30748 SK01 received 16th September 2025.

The content of the planning support addendum ref: 24-0479_PSA_V1 has been considered in respect of condition no.6 part b.

On the basis of the details referenced above being implemented condition no.6 is discharged.

Condition no. 9 (Hours of Operation)

The content of the planning support addendum ref: 24-0479_PSA_V1; Noise Impact Assessment ref: 11299/GK Rev.B in relation to the hours of operation being sought - 08:00-22:00 Monday to Sunday has been noted, and it is not considered that sufficient information has been provided in respect of noise matters to enable the condition to be discharged on the basis of the hours of operation being sought.

However, account has been taken of the email from the planning agent on 7th January 2026 outlining hours of use sought being 08:00-20:00 Mondays to Fridays.

On the basis that the hours of operation are 08:00-20:00 Mondays to Saturdays, and 09:00 to 17:00 on Sundays, condition no.9 is discharged.

Condition no. 10 (Noise Management Plan)

The content of the planning support addendum ref: 24-0479_PSA_V1; Noise Impact Assessment ref: 11299/GK Rev.B received 1st December 2025 have been reviewed in conjunction with the fencing maintenance management plan ; Reflective Sound Screen technical data and Reflective Sound Screen screens elevational images received 7th January 2026. On the basis that the development is implemented in accordance content of the documentation referenced above including the fencing maintenance management plan, Reflective Sound Screen technical data and Reflective Sound Screen screens elevational images, that the measures are retained whilst the PlayZone is in use, and subject to the hours of operation set out in the Noise Impact Assessment ref: 11299/GK Rev.B being revised by the hours of operation approved in condition no.9 , condition no.10 is discharged.

Date: 8 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 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 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.