

**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 Ian Knight  
Manchester Life Development Company 3  
Limited  
Unit 5 Royal Mills  
17 Redhill Street  
Manchester  
M4 5BA

**Agent (if used)**

Mr Jack Whetton  
John Sisk & Son Ltd  
Centre Park  
4 Ibis Court  
Warrington  
WA1 1RL

**Part 1 – Particulars of the application/development**

---

**Proposal:** Discharge of Conditions 16 (Drainage management) and 43 (signage strategy) attached to Planning Permission 133769/FO/2022.

**Location:** 66 Jersey Street, Manchester, M4 6JW

**Date of application:** 17 November 2025

**Application number:** CDN/25/1105

**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 43 Signage**

The following information has been submitted in respect of this planning condition:

- Signage Strategy received by the City Council, as Local Planning Authority, on the 17 November 2026

The above information has been considered and is acceptable. The projecting signs should all be 30mm. Commercial signage should be placed behind the glass.

Condition 43 is now formally discharged on this basis.

**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 16 Drainage Management**

The following information has been submitted in respect of this planning condition:

Verification -

Keytec Installation QA sign off - Jersey Wharf; Attenuation Tank Installation Certificate  
Jersey Wharf - Attenuation Tank - Photo 1; Attenuation Tank Installation Photo  
Management and Maintenance Plan -

EYJW-RBG-ZZ-ZZ-TR-C-000003; SuDS Maintenance Strategy Report  
Polystorm\_Technical\_Guide; Attenuation Tank Specification & Technical Guide  
polystorm-r\_datasheet\_-\_issue\_4\_-\_sept\_17; Attenuation Tank Data Sheet

All recieved by the City Council, as Local Planning Authority, on the 17 November 2025

Hydrobreak recieved by the City Council, as Local Planning Authority, on the 9 January 2026

The above information has been considered. The following outstanding information is required:

- photographic evidence of the installation of permeable paving as per design drawings.

Conditionn 16 is not formally discharged at this stage.

Date: 2 February 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](http://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.