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	Agent (if used)
Miss Isabelle Carter Renaker 47 Bengal Street Manchester M4 6BB	Renaker Isabelle Carter 47 Bengal Street 2 Castle Street Manchester M4 6BB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 159 (Obstacle lighting phase D2), 182 (Signage Strategy) and 185 (Wind Baffles) pursuant to planning permission 141047/JO/2024 all in relation to phase D2.

Location: Trinity Islands , Manchester, M3 4JW

Date of application: 3 December 2025

Application number: CDN/25/1150

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.

Con 159 Obstacle Lighting Phase D2
The following information has been submitted in respect of this planning condition:

- Aviation Safety Assessment by Pager Power, which contains the recommended lighting requirements (Section 8.2).
- Aviation Lighting Assessment by Pager Power, presenting the agreed lighting scheme design for Phase D2 (Table on Page. 4)
- Detailed Drawing Pack by Focchi, illustrating the lighting distribution and associated details: - - -
D2-FOC-G251-DE-38-480_D2 - AIRCRAFT WARNING LIGHTS DISTRIBUTION PLAN AND
DETAILS L38_Ver9
D2-FOC-G251-De-38-481_D2 - AIRCRAFT WARNING LIGHTS REPLACEMENT STRATEGY
DETAILS L38_Ver4
D2-FOC-G251-DE-55-580_D2 - AIRCRAFT WARNING LIGHTS LAYOUT LEVEL L55_Ver6

The above information was recieved by the City Council, as Local Planning Authority, on the 3 December 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

If in practice it is considered that the buildings are not adequately lit to ensure their conspicuity to aircraft, then they will beexpected to retrofit additional aviation obstacle lighting. The applicant's attention is drawn tothe following legislation: the Air Navigation Order 2016, in particular the provisions under thatOrder:-
- Part 10: 240: A person must not recklessly or negligently act in a manner likely toendanger an aircraft, or any person in an aircraft
- Part 10: 241: A person must not recklessly or negligently cause or permit an aircrafttto endanger any person or property.
It is important that any conditions or advice in this response are applied to a planningapproval. Where a Planning Authority proposes to grant permission against theadvice of Manchester Airport, or not attach conditions which Manchester Airport hasadvised, it shall notify Manchester Airport, and the Civil Aviation Authority asspecified in the Town & Country Planning (Safeguarded Aerodromes, TechnicalSites and Military Explosive Storage Areas) Direction 2002.

Condition 159 is now formally discharged.

Condition 182 Signage Strategy
The following information has been submitted in respect of this planning condition:

- Phase D2 Building Wayfinding Strategy Document by Project Studio.
- Site D External Wayfinding Strategy Document by Youth Studio.

Received by the City Council, as Local Planning Authority, on the 3 December 2025

The above information has been considered and is acceptable. This is on the basis that there is no commercial units within Phase D2. The submitted sign age strategy documents therefore focus solely on internal and external building signage and wayfinding.

Condition 182 is now formally discharged on this basis.

Condition 185 Wind Baffles
The following information has been submitted in respect of this planning condition:

- Wind Baffles detailed received by the City Council, as Local Planning Authority, on the 19 February 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 185 is now formally discharged on this basis.

Date: 25 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 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.