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	Agent (if used)
Aftab Castlefield House Properties Limited C/o Agent	Phoebe Threlfall Zerum South Central 11 Peter Street Manchester M2 5QR

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 7 (Materials), 8 (Doorway Materials), 10 (Public Realm) and 11 (Landscaping) attached to planning permission141586/FO/2024

Location: Castlefield House, Liverpool Road, Manchester, M3 4SB

Date of application: 1 October 2025

Application number: CDN/25/0947

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.

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

- Covering Letter (Prepared by Zerum; Dated 30/09/2025)
- 100 Rev A: Entrance Cladding (Prepared by Studio JMA)
- Ref - 036MAN - Cladding Maintenance (-) (Prepared by Studio JMA; 24/09/2025)

All stamped as received by the Local Planning Authority on 01/10/2025.

The submitted information is acceptable in regard to condition 7 only. To fully comply with the requirements of the condition, the development shall proceed in accordance with the approved details which shall be maintained and retained for the lifetime of the development.

Condition 7 is now discharged on this basis.

Doorway Materials

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

- Covering Letter (Prepared by Zerum; Dated 30/09/2025)
- H0002109-100: Door Elevation (Prepared by ADC Entrance Solutions)
- Email Correspondence RE Gate Works (Prepared by Zerum; Dated and received 20/10/2025)
- Materials Samples (Inspected on site on 29/05/2025)

Stamped as approved by the Local Planning Authority on 01/10/2025, unless specified otherwise.

The submitted information is acceptable in regard to condition 8 only. To fully comply with the requirements of the condition, the development shall proceed in accordance with the approved details which shall be maintained and retained for the lifetime of the development.

Condition 8 is now 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.

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

- Covering Letter (Prepared by Zerum; Dated 30/09/2025)
- CH-SP-02 Revision P3: Liverpool Road Public Realm Detailed Plan
- Paving materials samples
- URCI Pedestrian Light Product Specification (Prepared by LEDSCAPE)
- Castlefield House Installation: External Lighting (Prepared by UKLD; Dated 15/05/2025; Received 16/10/2025)
- SK-08a Rev A: Paving Plan - Overall Layout (Received 16/10/2025)

Stamped as received by the Local Planning Authority on 01/10/2025, unless specified otherwise.

The information submitted is applicable to condition 10 only. In order to satisfy the requirements of the condition a scheme putting forward a higher quality material finish that is more reminiscent of what was initially approved must be submitted. In light of this the information submitted is insufficient to allow the discharge of condition 10.

Condition 10 is still not discharged.

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

- Covering Letter (Prepared by Zerum; Dated 30/09/2025)
- CH-SP-02 Revision P3: Liverpool Road Public Realm Detailed Plan
- Castlefield House Biophilia Maintenance Plan
- SKETCH - SK-09a Rev A: Planting Plan
- SKETCH - SK-09b Rev A: Planting Key

All stamped as received by the Local Planning Authority on 01/10/2025.

The information is applicable to condition 11 only. In order to satisfy the requirements of the condition, the approved landscaping measures must be installed prior to the completion of the development. It has been confirmed that part of the landscaping measures will be installed in the next planting season and thus will not be installed prior to completion. As such, the requirements of the condition 11 have not been met.

Condition 11 is still not discharged.

Date: 18 December 2025

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.