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

Nicky Llyod
Great Places Housing Group
2A Derwent Avenue
Manchester
M15 4PY

Agent (if used)

Manchester Triangle Architects
Triangle Architects
Lower Ground Floor
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Partial discharge of Condition 3 (Materials) attached to planning permission 144433/JO/2025

Location: Land At Former Spire Manchester Hospital, Russell Road, Manchester, M16 8AJ

Date of application: 19 February 2026

Application number: CDN/26/0164

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 3 - Materials
The City Council, as local planning authority, have assessed the following

a. Correspondence	19 Feb 2026	COVERING LETTER
b. Supporting Information	19 Feb 2026	CEDRAL FIBRE CEMENT SLATES MATERIAL DATA SHEET
c. Supporting Information	19 Feb 2026	DECLARATION OF PERFORMANCE
d. Supporting Information	19 Feb 2026	RIVENDALE FIBRE CEMENT SLATES

We are content the provided specified materials meet the requirements to partially discharge the condition. For the avoidance of doubt
this is the roof treatement to the external store approved in application 144433/JO/2025.

The condition is therefore part discharged.

Condition 3 will be fully discharged once details of the ventilation detailing, hard landscaping and brick type to the external store have been submitted to the City Council as Local Planning Authority and approved in writing.

Date: 27 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.