

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

Approval of details reserved by condition

Applicant

Mr Sunny
Land off Brogan Street
Manchester
M18 8UB

Agent (if used)

Mr Muthahar Khan
Studio Tashkeel Architecture
1-3 Ashton Lane
Sale
M33 6WT

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 9 (Construction Management Plan), 11 (Noise Part A), 12 (Contaminated Land Part A), 14 (Level threshold), 16 (Cycle Store), 17 (Biodiversity) attached to Planning Permission 136470/FO/2023.

Location: Land At Junction Of Brogan Street And Garlick Street, Manchester

Date of application: 5 January 2026

Application number: CDN/26/0001

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.

C9 CMP

The discharge of Condition 9 (Construction Management Plan) is approved subject to the construction phase of the development being implemented in accordance with document referenced: Construction Environmental Management Plan Brogan Street Manchester M18 8UD Revision A dated 29 December 2025. The agreed plan, including confirmation of maximum vehicles sizes servicing the site during construction (page 11 - 14), shall operate throughout the construction phase of the development.

C11 Noise Part A

The discharge of condition 11 (Noise Part A), is approved subject to the development being implemented in accordance with the noise attenuation measures details in document referenced: Noise Impact Assessment - Residential Land at junction of Brogan Street and Garlick Street Gorton Report No: 11263 By Braiden Acoustics Ltd.

Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in

the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

C12 Contam Land

The discharge of condition 12 (Contaminated Land Part A) is approved subject to the development being implemented in accordance with the details in document referenced: Brogan Street Manchester Phase 1: Preliminary Risk Assessment Job Number: LKC 22 1617-01 Version R0 dated 10 November 2022.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy, and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

C14 Threshold

The discharge of condition 14 (Level threshold) is approved subject to the development being implemented in accordance with the arrangements for level threshold to the rear entrances of the authorised houses as detailed in drawing referenced: Level Threshold Detail Ref: PL-106. The approved scheme shall be implemented before occupation of the development and maintained in situ thereafter.

C16 Cycle store

The discharge of condition 16 (Cycle Store) is approved subject to the development being implemented in accordance with the arrangement for cycle storage as detailed in drawing referenced: Amazon Eco Two Cycle Locker Ref: 1.0. and sited in the position shown on approved drawing referenced: PL-102 received 28 November 2023. The approved details shall be fully implemented prior to the occupation of the development and maintained in situ thereafter.

C17 Biodiversity

The discharge of condition 17 (Biodiversity) is approved subject to the development being implemented in accordance details relating to the provision of bat and bird boxes as shown on drawing referenced: Bat and Bird Box Plan Ref: P.1969.24.E01. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised apartments and shall be maintained in situ thereafter.

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 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.