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

Mr K Siva
Lash Retail Ltd
146 Howard Road
Upminster
RM14 2UU

Agent (if used)

Mr David Pattison
DPM (Design Project Management)
Services Ltd
9 Marlborough Way
Ashby De La Zouch
LE65 2NN

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 13 (Plant), 22 (opening hours) and 38 (signage strategy) pursuant to planning permission 121380/FO/2018.

Location: 2 Rochdale Road, Manchester, M4 4JR

Date of application: 11 November 2025

Application number: CDN/25/1081

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 13 - (Plant)
Condition 13 - (Plant)

The following information has been submitted:

Technical Assessment for condenser plant noise breakout Proposed Budgens store Unit 1 Swan House Rochdale Road Manchester dated 28 October 2025
Correspondence received 22/12/2025 re: NIA clarification
'Continuous Line Acoustic Louvres' brochure received 22/12/2025
Correspondence dated 26/01/2026 re: confirmation of enclosure model
Correspondence dated 27/01/2026 re: confirmation of internal location

On the basis of compliance with the above, and on the understanding that the plant and louvred enclosure would be sited internally within the building with no associated external alterations, the condition is discharged.

Condition 22 - (Opening Hours)

Condition 22 - (Opening Hours)

The following information has been submitted:

Application form received 11/11/2025

On the basis of compliance with the opening hours referenced within the condition is discharged.

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 38 - (Signage Strategy)
Condition 38 - (Signage Strategy)

Budgens Signage Proposal Revision G dated 22/10/2025

The above information has been considered and is unaccpetable. The plans relate to signage proposed for an individual unit rather than pursuant to the discharge of the condition requiring a signage strategy for the building.

In relation to the specific unit, the proposal includes various aluminium fret-cut panels, vinyl window stickers, and fomex boards and panels, would not be considered an acceptable approach to signage for the unit nor if this was replicated across the building.

The submitted information is unacceptable and the discharge of the condition is refused.

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. 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.