

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 Stephen Lythgoe
Church Inn (Ardwick) Limited
Unit 4 Royal Mills
Redhill Street
Manchester
M4 5BA

Agent (if used)

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Coda Studios
Albion Works
82 Countess Road
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S1 4TE

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 7 (EV Charging), 8a(Travel Plan), 10b (Contaminated Land), 11 (Acoustic Insulation) and 30 (Archaeology) attached to planning permission 135857/FO/2022

Location: Land Bounded By Ardwick Green North, Cotter Street & Niven Street, Manchester, M12 6EY

Date of application: 25 September 2025

Application number: CDN/25/0923

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 no. 7 (EV Charging)

The Floor mounted post ref: ICSFP3 (dark grey colouration) specification information and Intelligent EV Charger 7kW AC ref: ICSH7D data sheet received on 25th September 2025, have been reviewed in the context of the locations shown on the EV Charge Point Location ref: 2565-CDA-00-SL-DR-A- 0522 received 27th October 2025. On the basis that the development is implemented in accordance with the specification /dated sheet information referenced above in the locations shown on EV Charge Point Location ref: 2565-CDA-00-SL-DR-A- 0522, prior to the proposed accommodation being occupied, and thereafter managed and maintained in accordance with the approved details, condition no.7 is discharged.

Condition no. 8a (Travel Plan)

The Travel plan ref: 250916_SK22577_TP01(-01) has been reviewed and is considered to be satisfactory in respect of part a of condition no.8. On the basis of the Travel Plan referred to above condition no.8a is discharged.

Condition no. 30 (Archaeology)

The content of the Final Archive Report dated April 2025 ref:61017 issue date 03-04-2025 has been reviewed and is considered to be acceptable. On the basis of the report referenced above condition no.30 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 no. 10b (Contaminated Land)

The C322 - Ardwick Green, Manchester Technical Note - Late Design Change Creating Additional Foundation Loading Requirements Along Gridline J Block 2 (Along Cotter St.) report has been examined. The information submitted is a technical report regarding the foundations and the ground at the site, and not a Completion/Verification Report related to the implementation of the previously agreed Remediation Strategy. On this basis insufficient information has been submitted to enable condition no.10b to be discharged.

Condition no. 11b (Acoustic Insulation)

The content of the Airborne Sound Insulation testing in accordance with Test report ref: 85075 dated 20th September 2025 has been considered in the conjunction with the report titled Discharge of conditions by Redfan Solutions ref: 2526-938-5-17-10 received on 27th October 2025, which is related to condition no.12.

Whilst in paragraphs 6.2. and 6.3 in the summary of the Discharge of conditions report ref: 2526-938-5-17-10 states the specifications for APO ventilation strategies have been inspected in line with recommendations; that a full house MVHR system is installed in all properties; and a full inspection of site and documents relating to glazing attenuation has been performed, this does not address the criteria set out in condition no.11b which requires confirmation that the noise levels set out in the original acoustic report have been complied with. On this basis condition no.11b is not discharged.

Date: 14 November 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.