

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

Approval of details reserved by condition

Applicant

Nuvu Development Limited
C/o Agent

Agent (if used)

Mr John Cooper
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Manchester
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Part 1 – Particulars of the application/development

Proposal: Discharge of the Early Works phase of development element of conditions 4 (Construction Management Plan), 5 (Highway Works), 6 (Construction and Environmental Management Plan) and 16 (Temporary surface water drainage strategy) attached to 133700/FO/2022; and discharge of Condition 41 (Archaeology) (development pre-commencement elements) attached to 133700/FO/2022.

Location: Former Jackson's Brickworks Site, Ten Acres Lane, Manchester, Newton Heath

Date of application: 27 February 2026

Application number: CDN/26/0189

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 no. 4 (CMP)

The content of the following documents and plans has been reviewed.

- Haul Road - Long Sections and Cross Sections plan ref: TAL-AJP-XX-DR-C-1425 rev.P01 received 27th February 2026
- Construction Management Plan for Early Works in Phase 1 rev. B dated 25th March 2026 received 26.03.2026
- Content of Email response from planning agent dated 8th April 2026
- Low Loader Tracking plan ref: TAL-AJP-ZZ-00-DR-C-0800-P01 and Haul Road setting out plan ref: TAL-AJP-ZZ-00-DR-C-1425-P02 received 8th April 2026

On the basis that the development is implemented in accordance with the details in the documents and plans referenced above for the duration of the construction period; that the generator is only on during working hours; and the developer continues to liaise with Highways Network Management and Licensing on any traffic management and licensing agreement, condition no.4 is discharged solely in regard to the Early Works phase of the development .

Condition no. 5 (Highway Works)

The content of the following documents and plans has been reviewed.

- Haul Road - Long Sections and Cross Sections plan ref: TAL-AJP-XX-DR-C-1425 rev. P01 received 27th February 2026
- Content of Email response from planning agent dated 8th April 2026
- Low Loader Tracking plan ref: TAL-AJP-ZZ-00-DR-C-0800-P01 and Haul Road setting out plan ref: TAL-AJP-ZZ-00-DR-C-1425-P02 received 8th April 2026

On the basis that the that the development is implemented in accordance with the details in the documents and plans referenced above, and that the developer continues to liaise with Highways Network Management and Licensing on any traffic management and licensing agreement for temporary access arrangements, condition no. 5 is discharged solely in regard to the Early Works phase of development.

Condition no.6 (CEMP)

The content of the following documents and plans has been reviewed.

- Haul Road - Long Sections and Cross Sections plan ref: TAL-AJP-XX-DR-C-1425 rev.P01 received 27th February 2026
- Content of Email response from planning agent dated 8th April 2026
- Low Loader Tracking plan ref: TAL-AJP-ZZ-00-DR-C-0800-P01 and Haul Road setting out plan ref: TAL-AJP-ZZ-00-DR-C-1425-P02 received 8th April 2026

On the basis that the that the development is implemented in accordance with the details in the documents and plans referenced above, and the developer continues to liaise with Highways Network Management and Licensing on any traffic management and licensing agreement on any traffic management and licensing agreement, condition no. 6 is discharged solely in regard to the Early Works phase of development.

Condition no. 16 (Temp surface water)

The content of the following documents and plans has been reviewed.

- Former Jacksons Brickworks Temporary Surface Water Management Plan for Early Works in phase 1 rev. A dated 23rd January 2026
- Haul Road - Long Sections and Cross Sections plan ref: TAL-AJP-XX-DR-C-1425 rev. P01 received 27th February 2026
- Haul Road setting out plan ref: TAL-AJP-ZZ-00-DR-C-1425-P02 received 8th April 2026

On the basis that the that the development is implemented in accordance with the details in the documents and plans referenced above, condition no. 16 is discharged solely in regard to the Early Works phase of development.

Condition 41 (Archaeology)

The content of the Archaeological Evaluation - Former Jacksons Brickworks, Ten Acres Lane Manchester - Written Scheme of Investigation ref: 10279.001 version 1.2 dated January 2024 has been reviewed.

On the basis that the development is implemented in accordance with the Archaeological Evaluation - Former Jacksons Brickworks, Ten Acres Lane Manchester - Written Scheme of Investigation ref: 10279.001 version 1.2 dated January 2024, and that the fieldwork as set out part (1) of condition no.41 is undertaken, I can confirm that the pre-commencement element and part (1) of condition no.41 are discharged.

However, parts 2 -6 cannot be discharged until they have been undertaken, and the appropriate reporting being actioned.

Date: 30 April 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.