MANCHESTER CITY COUNCIL

Planning
P O Box 532 Town Hall
Manchester M60 2LA

Lea Joseph
lea.joseph@manchester.gov.uk
01612273644

MPH Ancoats Limited
c/o Agent, Manchester, UK

Date: 06 May 2026

Dear MPH Ancoats Limited,

This letter is to let you know about the following planning application:

Application number: OTH-2026-000050
Description: Discharge of Condition 9b (Local Labour Agreement); 17 (Drainage Scheme); 19 (Plant Equipment and Servicing); 23 (Lighting); 26 (Travel Plan); 35 (EV Charging); 36 (Solar Panels); and 40 (Boundary Treatment) attached to Planning Permission 127971/FO/2020.
Location: 271 Oldham Road Manchester M40 7PS
Applicant: MPH Ancoats Limited
Ward: Miles Platting & Newton Heath

This letter is an acknowledgement of your recent application which was validated on 27 April 2026. If we later find out that this is not the case, we will write to you again. Overleaf you will find a summary of your legal rights as an applicant. The target date for dealing with your application is **22 June 2026**.

Officers are encouraged to negotiate with applicants where any conflict with City Council policy appears to be readily resolvable. You will be contacted as soon as possible if there are any points which do need discussion and every effort will be made to deal with your application as quickly as circumstance will allow.

Please note that information regarding this Planning Application can be viewed online via the City Council's website. Search for the application number at the following address: www.manchester.gov.uk/planning/publicaccess.

In any correspondence please quote the above reference number. The planning officer dealing with your application is **Lea Joseph**.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

YOUR RIGHTS AS AN APPLICANT

The letter attached records the date on which your application was validated and registered.

You have the legal right to appeal to the Secretary of State if you have not received a decision from Manchester City Council, in writing, by the target date shown overleaf.

This does not apply if you have already agreed (again in writing) to extend that period; nor does it apply if you have received a letter saying that I consider your application to be invalid for any reason.

If you decide to appeal to the Secretary of State, you must do so on a form supplied by the Planning Inspectorate (whose address appears below), and you must do it within 6 months from the end of the target period.

Because any decision to appeal in this way means that Manchester City Council would no longer be legally able to consider your application, you may want to seek professional advice before deciding what action to take.

You may submit your appeal online by visiting www.gov.uk/appeal-planning-decision/make-an-appeal.

MANCHESTER CITY COUNCIL

Planning

Information, Delivery & Support Team

Telephone: 0161 234 4516
planning@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Planning application – receipt of monies received:

Date: 06 May 2026

Planning Application Details

Application Reference.	OTH-2026-000050
Application Proposal.	Discharge of Condition 9b (Local Labour Agreement); 17 (Drainage Scheme); 19 (Plant Equipment and Servicing); 23 (Lighting); 26 (Travel Plan); 35 (EV Charging); 36 (Solar Panels); and 40 (Boundary Treatment) attached to Planning Permission 127971/FO/2020.
Application Location.	271 Oldham Road Manchester M40 7PS

Summary Details

Total Fee Amount	309
Amount Received	309
Balance Outstanding	**0**

Payment Details

		OnlineViaPortal	309

Julie Roscoe
Director of Planning, Building Control & Licensing