

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

Approval of details reserved by condition

Applicant

Mr Liam Bentley
Project Office: OTH Project
Town Hall
Albert Square
Manchester
M2 5AA

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 10 (Disabled Access), Condition 13 (Cycle Parking), Condition 14 (Servicing Management Plan) and Condition 16 (Landscaping, Biodiversity and Street Furniture) of application referenced 124918/VO/2019

Location: Albert Square, Manchester, M2 5DB

Date of application: 5 October 2022

Application number: CDN/22/0718

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 10 - Disabled Access

Condition 10 is hereby discharged on the basis of the measures that have been installed on site as described within the following information:

The Kerb Upstand Report received by the City Council as local planning authority on 24 May 2024 and the associated email dated 24th May 2025

The Our Town Hall Accessibility Workshop prepared by Lendlease dated 17 May 2022

The report entitled - OTH Project - Age Friendly Audit Public Realm Street Furniture dated 21st September 2022

The following drawings referenced:

OTH-PLA-EE-ES-DWG-L-1000 Rev C02
OTH-PLA-EE-ES-DWG-L-1002 Rev C01
OTH-PLA-EE-ES-DWG-L-1003 Rev C01
OTH-PLA-EE-ES-DWG-L-1005 Rev C02
OTH-PLA-EE-ES-DWG-L-1006 Rev 06
OTH-PLA-EE-ES-DWG-L-1007 Rev C03
OTH-PLA-EE-ES-DWG-L-1008 Rev C03
OTH-PLA-EE-ES-DWG-L-1009 Rev C03

OTH-PLA-EE-ES-DWG-L-1015 Rev C02
OTH-PLA-EE-ES-DWG-L-1016 Rev C04
OTH-PLA-EE-ES-DWG-L-1017 Rev C03
OTH-PLA-EE-ES-DWG-L-1018 Rev C03
OTH-PLA-EE-ES-DWG-L-4000 Rev C02
OTH-PLA-EE-ES-DWG-L-4001 Rev C02
OTH-PLA-EE-ES-DWG-L-4002 Rev C02
OTH-PLA-EE-ES-DWG-L-4003 Rev C02
OTH-PLA-EE-ES-DWG-L-5000 Rev C02
OTH-PLA-EE-ES-DWG-L-5001 Rev C03
OTH-PLA-EE-ES-DWG-L-5002 Rev C01
OTH-PLA-EE-ES-DWG-L-5003 Rev C03
OTH-PLA-EE-ES-DWG-L-5004 Rev C01
OTH-PLA-EE-ES-DWG-L-5006 Rev C02
OTH-PLA-EE-ES-DWG-L-5007 Rev C02
OTH-PLA-EE-ES-DWG-L-5008 Rev C02
OTH-PLA-EE-ES-DWG-L-5009 Rev C01
OTH-PLA-EE-ES-DWG-L-5011 Rev C01
OTH-PLA-EE-ES-DWG-L-5012 Rev C03
OTH-PLA-EE-ES-DWG-L-5013 Rev C04
OTH-PLA-EE-ES-DWG-L-5014 Rev C06
OTH-PLA-EE-ES-DWG-L-5015 Rev C3
OTH-PLA-EE-ES-DWG-L-5017 Rev C01
OTH-PLA-EE-ES-DWG-L-7000 Rev C01
OTH-PLA-EE-ES-DWG-L-7001 Rev C03
OTH-PLA-EE-ES-DWG-L-7002 Rev C01
OTH-PLA-EE-ES-DWG-L-7003 Rev 06
OTH-PLA-EE-ES-DWG-L-7004 Rev C01
OTH-PLA-EE-ES-DWG-L-7005 Rev C01
OTH-PLA-EE-ES-DWG-L-7007 Rev C02
OTH-PLA-EE-ES-DWG-L-7008 Rev C04
OTH-PLA-EE-ES-DWG-L-7009 Rev C04
OTH-PLA-EE-ES-DWG-L-7010 Rev C02
OTH-PLA-EE-ES-DWG-L-7011 Rev C03
OTH-PLA-EE-ES-DWG-L-7012 Rev C02
OTH-PLA-EE-ES-DWG-L-7013 Rev C03
OTH-PLA-EE-ES-DWG-L-7014 Rev C03
OTH-PLA-EE-ES-DWG-L-7015 Rev C03

Received by the City Council as local planning authority on 31 July 2026

Condition 13 - Cycle Parking

Condition 13 is hereby discharged based on the cycle parking spaces provided and the drawings referenced OTH-PLA-EE-ES-DWG-L-1000 Rev C02, OTH-PLA-EE-ES-DWG-L-1007 Rev C03, OTH-PLA-EE-ES-DWG-L-1008 Rev C03, OTH-PLA-EE-ES-DWG-L-7004 Rev C01 and OTH-PLA-EE-ES-DWG-L-1009 Rev C03 received by the City Council as local planning authority on 31 July 2025.

Condition 14 - Servicing Management Plan

Condition 14 can be considered to be discharged provided that the servicing of the square complies fully with the information within the Public Realm Management and Maintenance Strategy prepared by Planet IE received by the City Council as local planning authority on 31 July 2025.

Condition 16 - Landscaping & Biodiversity

Condition 16 can hereby be considered to be discharged provided that the landscaping is fully completed and maintained in accordance with the following:

The table of planting species referenced OTH-PLA-EE-ES-SCHL-0002 received by the City Council as local planning authority on 31 July 2025

The following drawings referenced:

OTH-PLA-EE-ES-DWG-L-1000 Rev C02
OTH-PLA-EE-ES-DWG-L-1002 Rev C01
OTH-PLA-EE-ES-DWG-L-1003 Rev C01
OTH-PLA-EE-ES-DWG-L-1005 Rev C02
OTH-PLA-EE-ES-DWG-L-1006 Rev 06
OTH-PLA-EE-ES-DWG-L-1007 Rev C03
OTH-PLA-EE-ES-DWG-L-1008 Rev C03
OTH-PLA-EE-ES-DWG-L-1009 Rev C03
OTH-PLA-EE-ES-DWG-L-1015 Rev C02
OTH-PLA-EE-ES-DWG-L-1016 Rev C04
OTH-PLA-EE-ES-DWG-L-1017 Rev C03
OTH-PLA-EE-ES-DWG-L-1018 Rev C03
OTH-PLA-EE-ES-DWG-L-2000 REV C01
OTH-PLA-EE-ES-DWG-L-2001 Rev C02
OTH-PLA-EE-ES-DWG-L-2002 Rev C02
OTH-PLA-EE-ES-DWG-L-2003 Rev 01
OTH-PLA-EE-ES-DWG-L-4000 Rev C02
OTH-PLA-EE-ES-DWG-L-4001 Rev C02
OTH-PLA-EE-ES-DWG-L-4002 Rev C02
OTH-PLA-EE-ES-DWG-L-4003 Rev C02
OTH-PLA-EE-ES-DWG-L-5000 Rev C02
OTH-PLA-EE-ES-DWG-L-5001 Rev C03
OTH-PLA-EE-ES-DWG-L-5002 Rev C01
OTH-PLA-EE-ES-DWG-L-5003 Rev C03
OTH-PLA-EE-ES-DWG-L-5004 Rev C01
OTH-PLA-EE-ES-DWG-L-5006 Rev C02
OTH-PLA-EE-ES-DWG-L-5007 Rev C02
OTH-PLA-EE-ES-DWG-L-5008 Rev C02
OTH-PLA-EE-ES-DWG-L-5009 Rev C01
OTH-PLA-EE-ES-DWG-L-5011 Rev C01
OTH-PLA-EE-ES-DWG-L-5012 Rev C03
OTH-PLA-EE-ES-DWG-L-5013 Rev C04
OTH-PLA-EE-ES-DWG-L-5014 Rev C06
OTH-PLA-EE-ES-DWG-L-5015 Rev C3
OTH-PLA-EE-ES-DWG-L-5017 Rev C01
OTH-PLA-EE-ES-DWG-L-5018 Rev C02
OTH-PLA-EE-ES-DWG-L-5019 Rev C01
OTH-PLA-EE-ES-DWG-L-5034 Rev C01
OTH-PLA-EE-ES-DWG-L-6000 Rev C02
OTH-PLA-EE-ES-DWG-L-6001 Rev C02
OTH-PLA-EE-ES-DWG-L-6002 Rev C03
OTH-PLA-EE-ES-DWG-L-6004 Rev C02
OTH-PLA-EE-ES-DWG-L-6006 Rev C01
OTH-PLA-EE-ES-DWG-L-6007 Rev C02
OTH-PLA-EE-ES-DWG-L-6008 Rev C01

OTH-PLA-EE-ES-DWG-L-7000 Rev C01
OTH-PLA-EE-ES-DWG-L-7001 Rev C03
OTH-PLA-EE-ES-DWG-L-7002 Rev C01
OTH-PLA-EE-ES-DWG-L-7003 Rev 06
OTH-PLA-EE-ES-DWG-L-7004 Rev C01
OTH-PLA-EE-ES-DWG-L-7005 Rev C01
OTH-PLA-EE-ES-DWG-L-7007 Rev C02
OTH-PLA-EE-ES-DWG-L-7008 Rev C04
OTH-PLA-EE-ES-DWG-L-7009 Rev C04
OTH-PLA-EE-ES-DWG-L-7010 Rev C02
OTH-PLA-EE-ES-DWG-L-7011 Rev C03
OTH-PLA-EE-ES-DWG-L-7012 Rev C02
OTH-PLA-EE-ES-DWG-L-7013 Rev C03
OTH-PLA-EE-ES-DWG-L-7014 Rev C03
OTH-PLA-EE-ES-DWG-L-7015 Rev C03
OTH-PLA-EE-ES-DWG-L-7017 Rev C02

Received by the City Council as local planning authority on 31 July 2025 and provided that a minimum of one bird box is installed within the square and maintained in perpetuity.

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.