

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

Approval of details reserved by condition

Applicant

Mr Ian Knight
Manchester Life Development Company 3
Limited
Unit 5 Royal Mills
17 Redhill Street
Manchester
M4 5BA

Agent (if used)

Mr Jack Whetton
John Sisk & Son Ltd
Centre Park
4 Ibis Crescent
Warrington
WA1 1RL

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 1 (Time), 2 (Drawings & Documents), 8b (Drainage), 13 (Window Reveals & Soffits), 17 (ESS Post Construction Review Statement), 18b (Landscape), 22 (Waste Management), 23 (Commercial Units Fume Extraction), 24 (Commercial Units Roller Shutters), 26 (Light Spillage), 27 (Commercial Units - Servicing), 28 (Commercial Units Opening Hours), 30 (Commercial Units Units), 31 (Commercial Units Uses), 32 (Development Uses), 33 (Residential Uses), 36 (Cycles Spaces), 37 (Disabled Car Parking Spaces), 39 (TV Reception), 40 (Electric Car Charging), 42 (Upward Extensions), 44 (Windows), 45 (Disabled Access), 46 (Doors), 47 (Tree Work), 48b (Construction Contract), 49b (Boundary Works), 49c (Boundary Opening Hours) pursuant to planning permission 139289/JO/2024.

Location: 66 Jersey Street, Ancoats, Manchester, M4 6JW

Date of application: 26 March 2026

Application number: CDN/26/0300

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.

Time

The contents of your letter of the 26 March 2026 are noted.

Drawings & Documents

The contents of your letter of the 26 March 2026 are noted.

Part B Drainage

The contents of your letter of the 26 March 2026 are noted.

Window Reveals and Soffits

The contents of your letter of the 26 March 2026 are noted.

Environmental Standards Statement

The following information has been submitted in respect of this planning condition:

Document: 033-BH-XX-XX-RP-N-(00)2001 - ESS Post Construction Review Report Rev01, stamped as recieved by the City Council, as Local Planning Authority, on the 26 March 2026.

The above information has been considered and is acceptable. Condition 17 is now formally discharged.

Landscape Part B

The contents of your letter of the 26 March 2026 are noted.

Waste Management

The contents of your letter of the 26 March 2026 are noted.

Commercial Units Fume Extraction

The contents of your letter of the 26 March 2026 are noted. Prior to the first use of the commercial units the tenant should seek to discharge this condition if fume extraction is required.

Commercial Unit Roller Shutters

The contents of your letter of the 26 March 2026 are noted. Prior to the first use of the commercial units the tenant should seek to discharge this condition if roller shutters are required.

Lighting Glare

The contents of your letter of the 26 March 2026 are noted.

Commercial Units Servicing

The contents of your letter of the 26 March 2026 are noted.

Commercial Units Opening Hours

The contents of your letter of the 26 March 2026 are noted.

Commercial Units Units

The contents of your letter of the 26 March 2026 are noted.

Commercial Units Use Restriction

The contents of your letter of the 26 March 2026 are noted.

Development Uses

The contents of your letter of the 26 March 2026 are noted.

Residential Uses

The contents of your letter of the 26 March 2026 are noted.

Cycle Spaces**Disabled Car Parking Spaces**

The contents of your letter of the 26 March 2026 are noted.

TV Reception

The contents of your letter of the 26 March 2026 are noted.

Electric Car Charging

The contents of your letter of the 26 March 2026 are noted.

Windows

The contents of your letter of the 26 March 2026 are noted.

Disabled Access

The contents of your letter of the 26 March 2026 are noted.

Doors

The contents of your letter of the 26 March 2026 are noted.

Tree Work

The contents of your letter of the 26 March 2026 are noted.

Part B Construction Contract**Boundary Works Part B**

The contents of your letter of the 26 March 2026 are noted.

Boundary Works Part C

The contents of your letter of the 26 March 2026 are noted.

Date: 12 May 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.