

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

Approval of details reserved by condition

Applicant

Patrick Barber
Manchester City Council
Youth, Play & Participation Team
Neighbourhoods Directorate
PO Box 532
Manchester
M60 2LA

Agent (if used)

Michael Calderbank
Portakabin Limited
New Lane
Huntington
York
YO32 9PT

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 5 (waste management), 9 (CMP), 11 (landscaping - partial discharge) 12 (RAMS) and 13 (Archaeological works - partial discharge) attached to planning permission referenced 142988/VO/2025.

Location: Land Along The South Western Boundary Of Wythenshawe Horticultural Centre, Wythenshawe Road, Manchester, M23 0AB

Date of application: 23 February 2026

Application number: CDN/26/0173

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 5 (waste management)

Condition 5 (waste management) - The revised Waste Management details, received on 12 May 2026 are considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 9 (CMP)

Condition 9 (CMP) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 11 (landscaping)

Condition 11 (landscaping) - The submitted information is considered sufficient to partially discharge the condition.

It should be noted that to fully discharge the condition, a detailed landscaping scheme, which includes information on proposed species and management plans must be submitted to and be approved by the City Council as Local Planning Authority.

Condition 12 (RAMS)

Condition 12 (RAMS) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 13 (Archaeological works - pa

Condition 13 (Archaeological works - partial discharge) - The submitted information is considered sufficient to partially discharge the condition.

It should be noted that to fully discharge the condition, the data generated from the fieldwork must be submitted to and be approved by the City Council as Local Planning Authority.

Date: 13 May 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.