

Town & Country Planning Act 1990 (as amended)**Planning (Listed Building & Conservation Area) Act 1990 (as amended)****Approval of details reserved by condition****Part 1 – Particulars of the application**

Proposal:

Discharge of Conditions 17 (external plant), 18 (noise), 21 (external lighting), 34 (EVC) and 37 (ASHP) attached to Planning Permission 138730/FO/2023.

Location:

Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Food Store And Newton Street Manchester M40 1EZ

Application reference:

CDN/26/0320

Applicant:

Casey Group

Date of application:

02 April 2026

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 17 (external plant)- Phase 2 only

17) The following information has been submitted in respect of planning Condition 17 (external plant)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Condition 17 Acoustic Assessment Report- Phase 2- Jameson Acoustics report - 22042-RP-2-R0 PC17, received by the City Council as Local Planning Authority on 2 April 2026.

The above details are considered to be acceptable to discharge condition 17 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 18 (noise)- Phase 2 only

18) The following information has been submitted in respect of planning Condition 18 (noise)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Condition 18 Acoustic Assessment Report- Phase 2- Internal Noise Levels- Details for insulating dwellings - Jameson Acoustics report - 22042-RP-3-R0 PC18, received by the City Council as Local Planning Authority on 2 April 2026.

The above details are considered to be acceptable to discharge condition 18 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 21 (external lighting)- Phase 2 only

21) The following information has been submitted in respect of planning Condition 21 (external lighting)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Drawing- Proposed- External Lighting & Ducting, numbered P0291-EXL, received by the City Council as Local Planning Authority on 2 April 2026.

-Drawing- Proposed Road Lighting, numbered AC-MSL-6549, received by the City Council as Local Planning Authority on 2 April 2026.

-Supporting Information- External Lighting Schedule, received by the City Council as Local Planning Authority on 2 April 2026.

The above details are considered to be acceptable to discharge condition 21 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 34 (EVC)- Phase 2 only

34) The following information has been submitted in respect of planning Condition 34 (EVC)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Drawing- Proposed- EV Car Charger Locations & Ducting, numbered P0291-EV-AF, received by the City Council as Local Planning Authority on 2 April 2026.

The above details are considered to be acceptable to discharge condition 34 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 37 (ASHP)- Phase 2 only

37) The following information has been submitted in respect of planning Condition 37 (ASHP)- Phase 2):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Drawing- Proposed- ASHP Layout, numbered 2047_09_0, received by the City Council as Local Planning Authority on 2 April 2026.

-Supporting Information- Daikin Altherma 3 M 4-6-8 kW Product Leaflet, received by the City Council as Local Planning Authority on 2 April 2026.

The above details are considered to be acceptable to discharge condition 37 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Date: 26 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-decision. 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.