MANCHESTER CITY COUNCIL

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 Condition 3 (Materials) and 9 (Construction Management) attached to Planning Permission 139874/FO/2024.

Location:

Land At Former 6 Daisy Avenue Manchester

Application reference:

CDN/26/0250

Applicant:

Mr Safi Khokhar

Date of application:

16 March 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 3 Materials

The discharge of condition 3 (Materials) is approved subject to the development being constructed in accordance with the following materials as detailed in document referenced Schedule of materials – Condition 3 Rev. A received by the City Council as local planning authority on 26 May 2026:

i. Roof – Swisspearl (formerly Cembrit) Jutland Roofing slate (600 mm x 300 mm) in blue /black.

ii. RWP, guttering and soffits – uPVC with black finish.

iii. Brick – ITWB Red Class B Engineering brick (215 mm x 102.5mm x 73 mm).

iv. Window and roof light frames - uPVC with black finish.

Condition 9 CMP

The discharge of condition 9 (Construction Management Plan) is approved, subject to the construction phase of the development being implemented in accordance with the following documents and drawing received by the City Council as local planning authority on 7 May 2026:

i. No1 - 6 Daisy Bank Avenue Construction Management Plan Rev 1

ii. No 2 - 6 Daisy Bank Avenue Logistics risk assessment (DRA) with PoWRA Ref: NA/DA/DRA01 – 8 Maech 2026

iii. Logistics / Traffic Management Plan (TMP) Rev 1.

Date: 29 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.