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 Conditions 15 (landscaping) and 16 (biodiversity) attached to Planning Permission 134986/FO/2022.

Location:

Reliance Street Household Waste Recycling Centre Reliance Street Manchester M40 3EZ

Application reference:

CDN/26/0277

Applicant:

Mrs Helen Kelly Suez Recycling and Recovery UK Ltd

Date of application:

24 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 no. 15 (landscaping)

The content of the Tree Pit Detail 1 of 1 plan ref: 8974.TPO.2.0 received 25th March 2026 , Planting plan 1 of 2 ref: 8974.PP.1.1.B, Planting plan ref: 2 of 2 ref: 8974.PP.1.2.A, received 8th May 2026 have been reviewed and are considered to be satisfactory.

On the basis of the details on the plans referenced above being implemented not later than 12 months from the date the Household Waste Recovery Centre is operational, and that if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place'. condition no.15 is discharged.

Condition no.16 (biodiversity)

The Landscape Management and Maintenance plan ref: 8974.LMP.003 received 8th May 2026 has been reviewed. On the basis of the details in the Landscape Management and Maintenance plan ref: 8974.LMP.003 (subject to the wildflower grassland areas being cut late August to early September) being implemented not later than 12 months from the date the Household Waste Recovery Centre is operational, and that if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place'. condition no.16 is discharged.

Date: 01 June 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.