

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (Materials), 4 (Crime Impact Statement), 8 (Storage and Disposal of Refuse), 13 (No work to Hedges and trees during the nesting season), 14 (Biodiversity Measures), 15 (Highways works), 16 (Electric Charging Points), 20 (Privacy screens) attached to Planning Permission 130100/FO/2021.

Location:

402 Wilmslow Road Manchester M20 3BN

Application reference:

CDN/26/0239

Applicant:

Jim O'Brien BAQUS FLETCHER McNEILL Construction and Property Consultancy

Date of application:

18 March 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no 13 (No work to Hedges and trees during the nesting season)

Your statement in the email accompanying this application dated 10th March 2026 that no works were carried out to any hedges between 1st March, and 31st July has been noted . On the basis of this confirmation, no further action is required in regard to condition no.13

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition no. 3 (Materials)

No materials have been provided for consideration to accompany this application submission. Should materials have been submitted for consideration, condition no.3, however, would not have been able to be discharged, as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021. These changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Such an application should include all materials to be /have been used as part of the development, so that the requirements of condition no.3 could be considered and actioned as part of that application.

Condition no 4 (Crime Impact Statement)

Condition no.4 requires that the development shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Whilst your statement that the building has been built to Greater Manchester Police Crime impact standards is noted, as no accreditation certification has been submitted, condition no.4 cannot be discharged at this time . Should an accreditation certificate have been submitted for consideration, however, condition no.4 would not have been able to be discharged as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021. These changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Such an application should include a secure by design accreditation certificate so that the requirements of condition no.4 could be considered and actioned as part of that application.

Condition no 8 (Storage and Disposal of Refuse)

Condition no.8 required that prior to the commencement of above ground works a scheme for the storage and disposal of refuse was to be submitted to and approved in writing by the City Council as local planning authority; and the details of the approved scheme implemented as part of the development and remain in situ whilst the use or development is in operation.

Whilst you have provided a photograph to show the location of the bin store , it is apparent that the insitu bin store is not in the location as shown not the approved plans. These changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Such an application should include the revised location, the capacity of each waste stream i.e. the amount in litres for general waste , mixed recycling , pulvable waste garden and food waste, and number of bins to be located within the bin store , together with the frequency of collection , and scaled plans showing the elevations of the bin store, so that the requirements of condition no.8 could be considered and actioned as part of that application.

Condition no 14 (Bio-diversity Measures)

Your confirmation that bat boxes have been installed in accordance with Tyler Grange Report has been noted, but no evidence has been provided to validate your statement. Should evidence of the installation of bat boxes have been submitted for consideration, however, condition no.14 would not have been able to be discharged as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021, these changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Such an application should include evidence of the installation of bat boxes so that the requirements of condition no.14 could be considered and actioned as part of that application.

Condition no 15 (Highways works)

Your confirmation in the form of photographs that dropped kerbs installed is noted. However,

information related to :

- alterations to the highway, vehicle access, dropped kerbs to Wellington Rd crossing
- dropped kerbs and tactile paving to access to site
- alteration of existing Traffic Regulation Order and provision of H bar marking

was required to be submitted in regard to the discharge of condition no.15.

As such condition.15 cannot be discharged at this time, and should the information specified above formed part of the current application, condition no.15 could not have been discharged, as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021. These changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Information to satisfy the requirements of condition no.15 could be submitted for consideration as part of a section 73 application.

Condition no 16 (Electric Charging Points)

The details on the Apex -22 Electric charger specification received 10th March 2026 and photographs showing installation received 7th April 2026 have been noted. However, as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021, these changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Information to satisfy the requirements of condition no.16 could be submitted for consideration as part of a section 73 application.

Condition no 20 (Privacy screens)

Condition no.20 requires details of privacy screens to the side elevations of the proposed projecting balconies shall be submitted to the local planning authority for approval and shall remain in place in perpetuity. Your confirmation that obscure glass would be in place where required is not sufficient to enable the discharge of condition no.20. Scaled plans showing the design and materials of the proposed privacy screens, together with their location would need to be provided for consideration.

Furthermore, as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021, these changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref; 130100/FO/2021. Information to satisfy the requirements of condition no.20 could be submitted for consideration as part of a section 73 application.

Date: 04 June 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

