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 2 (materials) and 29 (window design) attached to Planning Permission 135576/FO/2022.

Location:

88-90 Carmoor Road Manchester M13 0FB

Application reference:

OTH-2026-000095

Applicant:

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Date of application:

27 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 2 (materials)

The external materials shown on the submitted Materials schedule referenced L074-LHA-21-ZZ-DR-A-PL-100 Rev PO2 Condition 02-Façade Materials, together with the details within the Project Quality & Compliance Plan Revision 01 L074 Carmoor Road prepared GMI Construction Group Plc, received by the City Council as Local Planning Authority on 15 June 2026 and 27 April 2026 respectively, are satisfactory. Subject to implementation of the agreed details, condition 2 can be discharged

Condition 29 (window design)

The window design shown on the following drawings received by the City Council as Local Planning Authority on 15 June 2026, is satisfactory:

Drawing ref. LHA-21-XX.XX-D-A-000001 Rev C05 Sample Panel Alternative

Drawing ref. LHA-21-ZZ-DR-A-PL-045 Rev P02 Condition 29-Façade Bay Study 01

Drawing ref. LHA-21-ZZ-DR-A-PL-046 Rev P02 Condition 29-Façade Bay Study 02

Drawing ref. LHA-21-ZZ-DR-A-PL-047 Rev P02 Condition 29-Façade Bay Study 03

Drawing ref. LHA-21-ZZ-DR-A-PL-048 Rev P02 Condition 29-Façade Bay Study 04

Drawing ref. LHA-21-ZZ-DR-A-PL-049 Rev P02 Condition 29-Façade Bay Study 05

Subject to implementation of the agreed details, condition 29 can be discharged.

Date: 17 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.