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 11 (Piling Phase C1), 14 (CMP Phase C1),17a (Local Labour Phase 1C),61 (CMP Phase C2) ,64a (Local Labour Phase C2)and 148 (Verification ground contamination Phase D2) attached to planning permission 141017/JO/2024

Location:

Trinity Islands, Manchester, M3 4JW

Application reference:

OTH-2026-000065

Applicant:

Miss Isabelle Carter Renaker

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 11 Pilling C1

The following information has been submitted in respect of this planning condition:

- Risk Assessment Piling Works. Prepared by Foundation Piling Ltd. Dated 17 November 2025. Ref: 1182.21
- Method Statement (Continuous Flight Auger Piling), Prepared by Foundation Piling Ltd, Dated 17 November 2025. Ref: 1182.21
- Other relevant documents associated with this application

Received by the City Council, as Local Planning Authority, on the 27 April 2026

The above information has been considered and is acceptable. The development of C1 shall be carried out in accordance with the above information.

Condition 11 is now formally discharged on this basis.

Condition 14 CMP C1

The following information has been submitted in respect of this planning condition:

- Construction Management Plan

Received by the City Council, as Local Planning Authority, on the 27 April 2026

The above information has been considered and is acceptable. The development of C1 shall be carried out in accordance with the above information.

Condition 14 is now formally discharged on this basis.

Condition 17a Local Labour

The following information has been submitted in respect of this planning condition:

- Local Labour Tracker

Received by the City Council, as Local Planning Authority, on the 27 April 2026

The above information has been considered and is acceptable. The development of C1 shall be carried out in accordance with the above information.

Condition 17a is now formally discharged on this basis.

Condition 61 CMP C2

The following information has been submitted in respect of this planning condition:

- Construction Management Plan

Received by the City Council, as Local Planning Authority, on the 27 April 2026

The above information has been considered and is acceptable. The development of C2 shall be carried out in accordance with the above information.

Condition 61 is now formally discharged on this basis.

Condition 64a Local Labour C2

The following information has been submitted in respect of this planning condition:

- Local Labour Tracker

Received by the City Council, as Local Planning Authority, on the 27 April 2026

The above information has been considered and is acceptable. The development of C1 shall be carried out in accordance with the above information.

Condition 64a is now formally discharged on this basis.

Condition 148 Ground Conditions Verification

The following information has been submitted in respect of this planning condition:

- Ground Condition verification and waste transfer notes

Received by the City Council, as Local Planning Authority, on the 27 April 2026

The above information has been considered and is acceptable.

Condition 148 is now formally discharged on this basis.

Date: 18 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.