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 Condition 4 (Knotweed), Condition 5 (Mammal Survey), Condition 7a (Local Labour Proposal), Condition 8 (SuDS) and Condition 9a (Ground Conditions) of Planning Permission 142464/FO/2025.

Location:

Riverpark Trading Estate Riverpark Road Manchester M40 2XR

Application reference:

CDN/26/0305

Applicant:

Miss Shannon Cooke

Date of application:

26 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 4 Knotweed

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

- Invasive weed management plan prepared by Nightingale Environmental received by the City Council, as Local Planning Authority, on the 26 March 2026

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

Condition 4 is now formally discharged on this basis.

Condition 5 Mammal Survey

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

-Construction Environmental Management Plan May 2026 V2.0 received by the City Council, as Local Planning Authority, on the 8 May 2026

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

Condition 5 is now formally discharged on this basis.

Condition 7 Local Labour

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

Condition 8 Drainage

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

- Details received by the City Council, as Local Planning Authority, on the 26 March and 29 May 2026

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

Condition 13 is now formally discharged on this basis.

Condition 9a Ground Conditions

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

- Covering note prepared by E3P Dated: 12th May 2026 Reference: 17-246-L4-R1 received by the City Council, as Local Planning Authority, on the 15 May 2026
- Remediation Strategy received by the City Council, as Local Planning Authority, on the 29 May 2026

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

Condition 9a 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.