

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 Planning Conditions 18A (Hard and Soft Landscaping Details), 25 (External Lighting Strategy), 38 (Highway Works) and 49A (Boundary Treatment) attached to Planning Permission 139289/JO/2024.

Location:

66 Jersey Street Manchester M4 6JW

Application reference:

CDN/25/1213

Applicant:

Mr Ian Knight Manchester Life Development Company 3 Limited

Date of application:

18 December 2025

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 18a Landscaping

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

EYJW-GIL-EX-00-DR-L-900101_P11 – Jersey Landscape Masterplan - EYJW-GIL-EX-00-DR-L-900102_P12 – Jersey Hardworks General Arrangement - EYJW-GIL-EX-00-DR-L-900103_P13 – Jersey Kerbs and Edging General Arrangement - EYJW-GIL-EX-00-DR-L-900105_P12 – Jersey Furniture and Boundary General Arrangement - EYJW-GIL-EX-00-DR-L-900110_P09 – Jersey Detailed Levels GA 01 - EYJW-GIL-EX-00-DR-L-900111_P09 – Jersey Detailed Levels GA 02 - EYJW-GIL-EX-00-DR-L-900201_P06 – Jersey Site Sections 01 - EYJW-GIL-EX-00-DR-L-900202_P06 – Jersey Site Sections 02 - EYJW-GIL-EX-00-DR-L-900203_P06 – Jersey Site Sections 03 - EYJW-GIL-EX-00-DR-L-900301_P09 – Paving Details 01 - EYJW-GIL-EX-00-DR-L-900310_P08 – Edging Details 01 - EYJW-GIL-EX-00-DR-L-900320_P08 – Steps Details 01 - EYJW-GIL-EX-00-DR-L-900321_P04 – Steps Details 02 - EYJW-GIL-EX-00-DR-L-900330_P09 – Fencing Details – Access Gates 01 - EYJW-GIL-EX-00-DR-L-900331_P10 – Fencing Details – Access Gate 02 - EYJW-GIL-EX-00-DR-L-900332_P09 – Fencing Details – Access Gate 03 - EYJW-GIL-EX-00-DR-L-900333_P06 – Fencing Details – Canal Edge Balustrade and Edge Interface - EYJW-GIL-EX-00-DR-L-900334_P07 – Fencing Details – Access Gates 04 - EYJW-GIL-EX-00-DR-L-900335_P02 – Furniture Details - EYJW-GIL-EX-00-DR-L-900350_P05 – Jersey Interface Details 01 - EYJW-GIL-EX-00-DR-L-900360_P04 – Canal Section Sketch 01 - EYJW-GIL-EX-00-DR-L-900361_P03 – Canal Section Sketch 02 - EYJW-GIL-EX-00-DR-L-900362_P03 – Canal Section Sketch 03 - EYJW-GIL-EX-00-DR-L-900401_P08 – Softworks General Arrangement - EYJW-GIL-EX-00-DR-L-900402_P10 – Soiling General Arrangement - EYJW-GIL-EX-00-DR-L-900410_P05 – Typical Softworks Details - EYJW-GIL-EX-00-TS-L-900501_P05 – Hard and Soft Landscape Specification

Received by the City Council, as Local Planning Authority, on the 18 December 2025

The above information has been considered and is acceptable.

Condition 18 is now formally discharged.

Condition 25 External Lighting

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

EYJW-AME-ZZ-00-DR-E-610014-(C05)-
Jersey_Wharf_Sitewide_External_Electrical_Services_Layout; Jersey Wharf Sitewide
External Electrical Services Layout EYJW-AME-ZZ-XX-TA-E-630001_(C01)_ -
_Jersey_Wharf_External_Lighting_Calculations; External Lighting Calculations EYJW-
AME-ZZ-XX-TQ-E-000006_P05; Technical Submittal – External Lighting

Received by the City Council, as Local Planning Authority, on the 18 December 2026

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

Condition 25 is now formally discharged.

Condition 38 Highway Works

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

EYJW-RBG-XX-00-DR-C-800202_P01 – Section 278 – Scheme C General Arrangement
EYJW-RBG-XX-00-DR-C-810202_P01 – Section 278 – Scheme C Site Clearance Plan
EYJW-RBG-XX-00-DR-C-830203_P01 – Section 278 – Scheme C S278 Redline Boundary
EYJW-RBG-XX-00-DR-C-830204_P01 – Section 278 – Scheme C Contours Plan EYJW-
RBG-ZZ-XX-DR-C-860405_C02 – Jersey Wharf and Eliza Yard Section 278 Pavement
Details EYJW-RBG-ZZ-XX-TS-C-840105_C02 – Eliza Yard and Jersey Wharf S278_Sch
A&C – Paving Specification

Received by the City Council, as Local Planning Authority, on the 18 December 2025

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

Condition 38 is now formally discharged.

Condition 49a Boundary treatment

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

EYJW-GIL-EX-00-DR-L-900109_P01 – Boundaries General Arrangement EYJW-GIL-EX-00-DR-L-900330_P09 – Fencing Details – Access Gates 01 EYJW-GIL-EX-00-DR-L-900331_P10 – Fencing Details – Access Gate 02 EYJW-GIL-EX-00-DR-L-900332_P09 – Fencing Details – Access Gate 03 EYJW-GIL-EX-00-DR-L-900333_P06 – Fencing Details – Canal Edge Balustrade and Edge Interface EYJW-GIL-EX-00-DR-L-900334_P07 – Fencing Details – Access Gates 04 EYJW-GIL-EX-00-TS-L-900501_P05 – Hard and Soft Landscape Specification

Received by the City Council, as Local Planning Authority, on the 18 December 2025

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

Condition 49a 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.