MANCHESTER CITY COUNCIL

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 to be Approved), 5 (Plant Screen), 6 (Gate), and 8 (Biodiversity) attached to Planning Permission 142373/FO/2025.

Location:

40 Peter Street
Manchester
M2 5GP

Application reference:

CDN/26/0295

Applicant:

Mr Sam Ashworth Hurstwood Properties Ltd

Date of application:

26 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 6 (Gate)

Condition 6 can hereby be considered to be discharged provided that the gate is installed fully and only with in accordance the information on the drawings referenced 11189-PC-S02 PC1 and 11189-PC-E01 PC1 both received by the City Council as local planning authority on 26th March 2026.

Condition 8 (Biodiversity)

Condition 8 can hereby be considered to be discharged provided that the bird box shown on the drawings referenced 11189 PC P02 PC1 and 11189 PC E03 PC1 received by the City Council as local planning authority on 26 March 2026 is installed in accordance with these drawings on the east facing elevation of the building.

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 3 (Materials to be approved)

Condition 3 is not discharged as no physical samples, quality management information have been received.

Condition 5 (Plant Screen)

Condition 5 is not discharged as the screen shown on the submitted drawings cannot be described as a decorative screen.

Date: 19 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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