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 3 (Construction Management Plan), 11b (Remediation Strategy), 20 (Drainage) and 32 (Roller Shutters) attached to planning permission 144426/FO/2025

Location:

Land to the north of Moseley Road Manchester M14 6PE

Application reference:

OTH-2026-000036

Applicant:

Miss Rebecca Marwood NHS Property Services Limited

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 no. 3 (Construction Management Plan)

The content of the Construction management plan rev.2.0 received 18th June 2026 and Dilapidation Survey ref: 087546-CUR-XX-XX-C-C-00001 Revision P01 dated 27 March 2026 have been reviewed and are considered to be satisfactory. On the basis that the development is implemented in accordance with the measures in the Construction management plan rev.2.0, condition no.3 is discharged.

Condition no.11b (Remediation Strategy)

The content of the Remediation Statement ref: 087546-CUR-00-XX-T-GE-00003 -P02 received 30th June 2026 has been reviewed and is considered to be acceptable. On the basis that the development is undertaken in accordance with the contents of the report referenced above condition no.11b is discharged.

Condition no. 20 (Drainage)

The content of the Drainage Planning Condition Discharge Report Curtins Ref: HMCNMC-CUR-XX-XX-T-C-92001 Revision: Issue Date: P02 05 June 2026 received 8th June 2026 has been reviewed and is considered to be acceptable.

On the basis that the development is implemented in accordance with the details in the document referend above, prior to the first occupation/use of the development, condition no.20 is discharged.

Condition no. 32 (Roller Shutters)

The content of the letter from NHS Property Services dated 13th April 2026, in which it is confirmed no roller shutters are proposed, or will be installed as part the development has been noted. On this basis no further actioned is required in regard to the discharge of condition no.32.

Date: 02 July 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.