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 102 (Flood Risk Mitigation), 115 (Aviation Intermediate Lighting), 122 (Amenity Waste Strategy), 123 (Amenity Ventilation), 124 and 167 (Building and Site Lighting Scheme) , 136 (TV Reception Survey) 137 (Habitat Boxes), 142 (Wind Baffles) and
143 (Generator Noise) attached to Planning Permission 134039/JO/2022.

Location:

Trinity Islands Manchester M3 4JW

Application reference:

CDN/26/0329

Applicant:

Miss Isabelle Carter Renaker

Date of application:

09 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 102 Flood Risk Mitigation

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

- Flood Risk Mitigation verification received by the City Council, as Local Planning Authority, on the 9 April 2026

The above information has been considered and is acceptable.

Condition 102 is now formally discarged.

Condition 115 (Aviation Intermediate Lighting)

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

- Aviation safety assessment and drawing D1-FOC-G251-DE-43-480 C01 received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 115 is now formally discharged.

Condition 122 (Amenity Waste Strategy)

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

- Waste strategy received by the City Council, as Local Planning Authority, on the 9 April 2026
- Email from Isabelle Carter received on the 1 July 2026

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

Condition 122 is now formally discharged on this basis.

Condition 123 123 (Amenity Ventilation)

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

- Ventilation strategy received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 123 is now formally discharged on this basis.

Condition 124 Lighting

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

- Building lighting scheme received by the City Council, as Local Planning Authority, on the 9 April 2026

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

- Condition 124 is now formally discharged on this basis.

Condition 136 TV reception

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

- TV reception study received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 136 is now formally discharged on this basis.

Condition 137 Habitat boxes

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

- Habitat boxes scheme received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 137 is now formally discharged on this basis.

Condition 142 Wind Baffles

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

- Wind Baffles received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 142 is now formally discharged on this basis.

Condition 143 Generator Enclosure

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

- Generator enclsoure received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 143 is now formally discharged on this basis.

Condition 167 Building Lighting Scheme

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

- Building lighting scheme received by the City Council, as Local Planning Authority, on the 9 April 2026

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

Condition 167 is now formally discharged on this basis.

Date: 06 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.