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 13 (Drainage Verification), 14(a) (Landscaping) and 26 (Cycle Store details) to Planning Permission 138730/FO/2023.

Location:

Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Food Store And Newton Street Manchester M40 1EZ

Application reference:

OTH-2026-000114

Applicant:

Casey Group

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 13 (Drainage Verification)- Phase 2 only

The following information has been submitted in respect of planning Condition 13 (Drainage Verification)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Drainage Verification Report & Maintenance Strategy (Curtins ref: 074031-CUR-00-XX-T-C-92110), received by the City Council as Local Planning Authority on 27 April 2026.

The above details are considered to be acceptable to discharge condition 13 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 14 (Landscaping)- Phase 2

(a) The following information has been submitted in respect of planning Condition 14 (Landscaping)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Condition 14- Planting Schedule- Brooklyn Landscapes dated 22 April 2026, received by the City Council as Local Planning Authority on 27 April 2026.

-Condition 14- Hard Landscape Details, received by the City Council as Local Planning Authority on 27 April 2026.

-Planting Plan, numbered 3538 201A, received by the City Council as Local Planning Authority on 29 May 2026.

-Landscape Layout, numbered 3538 102D, received by the City Council as Local Planning Authority on 29 May 2026.

The above details are considered to be acceptable to discharge condition 14(a) for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

(b) The approved scheme shall be implemented prior to the first occupation of the relevant phase of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Condition 26 (Cycle Store details)- Phase 2

The following information has been submitted in respect of planning condition 26 (Cycle Store details)- Phase 2:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Condition 26- Cycle Store Details, received by the City Council as Local Planning Authority on 27 April 2026.

-Proposed Site Layout, numbered T8170D0020I2, received by the City Council as Local Planning Authority on 29 May 2026.

The above details are considered to be acceptable to discharge condition 26 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Date: 07 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.