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: 6a (Landscaping), 7b (Materials) relating to Phase 1 and condition 12 in full (Off site highway works) attached to planning permission 142387/MO/2025.

Location:

293 Wilmslow Road Manchester M14 6HD

Application reference:

OTH-2026-000261

Applicant:

John Graham Construction Ltd

Date of application:

15 May 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 6a (Landscaping) for Phase 1

The following drawings submitted relating to the hard and soft landscaping scheme for Phase 1 of the development are approved. The development of phase 1 shall be undertaken in accordance with these details prior to the 9th August 2028:

- N2 Steps Detail (Doc ref: UMRF LAP-XX-00-DR-L-00408 P02)
- Entrance 1 Details (Doc ref: UMRF-LAP-XX-00-DR-L-00415 Rev P2)
- Entrance 2 Details (Doc ref: UMRF-LAP-XX-00-DR-L-00419 Rev P2)
- N1 Boundary Fence Detail (Doc ref: UMRF-LAP-XX-00-DR-L 00423 Rev P2)
- N1 Generator Enclosure (Doc ref: UMRF-LAP-XX-00-DR-L-00424 Rev P1)
- Neighbourhood 1 GA (Doc ref: UMRF-LAP-XX-00-DR-L-10000 P9)
- Neighbourhood 1 Planting (Doc ref: UMRF-LAP-XX-00-DR-L 10001 P7)
- N1 Tree Works & Removals (Doc ref: UMRF-LAP-XX-00-DR-L 10002 Rev P3)
- Neighbourhood 2 GA (Doc ref: UMRF-LAP-XX-00-DR-L-20000 Rev P8)
- Neighbourhood 2 Planting (Doc ref: UMRF-LAP-XX-00-DR-L 20001 P7)
- N2 Tree Works and Removals (Doc ref: UMRF-LAP-XX-00-DR-L 20002 Rev P2)
- N1 Retaining Walls Detail (Doc ref: UMRF-LAP-XX-00-DR-L 00406 Rev P3)
- Hard landscape surfaces specification (Doc ref: UMRF LAP-XX-00-SP-L-10100 April 2026)
- Street furniture specification (Doc ref: UMRF-LAP-XX-00-SP-L 10101 April 2026)
- N1 - B1, B2 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L 12000 Rev T2)
- N1 - B2, B3 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L 12001 Rev T2)
- N1 - B3, B4 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L 12002 Rev T2)
- N1 - B5 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L-12003 rev T2)
- N1 - B6 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L-12004 rev T2)
- N2 - B7 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L-22000 Rev T1)
- N2 - B7,B8 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L-22001 Rev T1)
- N2 - B9 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L-22002 Rev T1)
- N2 - B11 Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L-22003 Rev T1)
- N1 - NE Lawn Planting Plan (Doc ref: UMRF-LAP-XX-00-DR-L 62000 Rev T1)

Condition 7b (Materials) for Phase 1

The submitted details for the external materials to be used in phase 1 of the development are considered to be acceptable. The development of phase 1 shall be carried out in accordance with the following details:

- Cyclestore Design Intent (Doc ref: UMRF-LAP-XX-00-DR-L 00429 rev P4)
- Typical Pre Cast Brick Panel Proposed VMU (Doc ref: UMRF SRA-ZZ-XX-DR-A-21791)
- Typical Pre Cast Reconstituted Stone Panel Proposed VMU (Drawing Ref: UMRF-SRA-ZZ-XX DR-A-21792)
- External Materials Tracker (Doc ref: UMRF-SRA-ZZ-XX-SH-A 00110_Project Materiality Schedule_P02
- Project Quality Plan (Doc ref: PF09-PR09-03-F001-B)

Condition 12 (Off site Highway Works)

Following confirmation that the contribution towards the off-site highways works identified in the approved Technical Note 12 have been received I can confirm that condition 12 has been complied with and is discharged.

Date: 10 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.