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:

Application to Discharge Condition 5 (Construction Management Plan) attached to Planning Application 138765/FO/2023 approved under Appeal reference APP/B4215/W/24/3345060.

Location:

Wren House 108 Palatine Road Manchester M20 3ZA

Application reference:

OTH-2026-000497

Applicant:

Mr Carl Tunnicliffe Churchill Living Ltd

Date of application:

28 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 5 (Construction Management Plan)

The submitted information is satisfactory and the development shall be carried out in accordance with these submitted details.

Please note the following advisories in relation to consultation with the relevant parts of the Council during construction works:

It is requested that the applicant engage directly with the Councils Network team (via highwaynetworkmanagement@manchester.gov.uk) to arrange a site meeting and agree a finalised Traffic Management Plan. This should include discussion on any temporary traffic management. A section 50 is required for any temporary access arrangement. This can be obtained by contacting MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

Appendix 4 of the submitted CMP provides a Dilapidation Survey. Whilst this is acceptable at this stage to confirm the discharge of this planning condition it is requested that a copy is sent to MCCs Events and Network Management Team (via highwaynetworkmanagement@manchester.gov.uk). A post-construction Dilapidation Survey should be undertaken once construction works have finished.

Date: 13 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.