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 5b (Landscaping and lighting), 24 (Drainage 2), and 35b (Preliminary Risk Assessment verification) attached to Planning Permission 122280/FO/2019 as amended by 136185/NMC/2023, 143162/NMC/2025 and 144608/NMC/2025.

Location:

Land Bounded By Great Ducie Street And Mirabel Street Manchester M3 1PJ

Application reference:

OTH-2026-000290

Applicant:

Mr Tom Chambers

Date of application:

12 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.

5b Landscaping

On the basis of implementation in accordance with the following:

204-TPM-00-00-DR-L-102 A_Layout of Additional Street Trees 204-TPM-00-00-DR-L-302C_Tree Pit Detail 204-TPM-10-10-DR-L-101_Landscape Layout_For Acceptance_H 204-TPM-10-10-DR-L-201_Planting Plan_For Acceptance_B 204-TPM-10-10-DR-L-301_Podium GA Section_For Acceptance_A 204-TPM-10-10-DR-L-401_Raised Tree Pit Detail_For Acceptance_B 204-TPM-10-10-DR-L-402_Bench and Table Detail_For Acceptance_A 4155 402B Tree planting assessment 4155 403 Landscape management Report S278 E100-EFO-292 Materials and Plant Requisition Form 204-CIV-00-XX-DR-C-30007 RSE_9515_Enhancement Plan_V1R7_Optimized

the condition is discharged

Drainage

On the basis of the following:

25.09.23 - 756-02-Maintenance Schedule Planning and Condition 24 Drainage Verification Report

the condition is discharged

35 b (Preliminary Risk Assessment verification)

On the basis of the following:

LKC 21 1684 Mirabel House SI Report Final One Heritage R1 LKC 21 1684-B1R1-GI Additional LKC 23 1248-D1-Mirabel House, Manchester Validation Report LKC251082-D2-SCR-One Victoria, Manchester R0

the condition is discharged

Date: 16 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.