MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 9b (Local Labour Agreement); 17 (Drainage Scheme); 19 (Plant Equipment and Servicing); 23 (Lighting); 26 (Travel Plan); 35 (EV Charging); 36 (Solar Panels); and 40 (Boundary Treatment) attached to Planning Permission 127971/FO/2020.

Location:

271 Oldham Road Manchester M40 7PS

Application reference:

OTH-2026-000050

Applicant:

MPH Ancoats Limited MPH Ancoats Limited

Date of application:

27 April 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Local Labour

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

Document: Local Labour Proposal and Reporting Template 127971/FO/2020 (Received 9 June 2026)

Document: Local Labour Agreement Final Report, dated 10 June 2024 (Received 27 April 2026)

The above information has been considered and is acceptable. Condition 9b is now formally discharged.

Drainage

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

Document: Drainage Installation Photos, dated 27 October 2025

Document: SuDS Maintenance Plan, prepared by Bell Munro Consulting

All stamped as received by the City Council as Local Planning Authority, the 27 April 2026.

The above information has been considered and is acceptable. Condition 17 is now formally discharged.

Plant

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

- Drawing: RLB-R 1186x1200 01
- Drawing: TS.RLB-R.UVALUES.11.09.23
- Drawing: TS.RLB-R.16.03.26
- Drawing: 2075-ABWA-Z1-06 DR-A-(20)-0106 – P02

On the basis that no external plant equipment is proposed for the development no further action is required.

Travel Plan

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

- Travel Plan (Rev 2), prepared by Mosodi, dated December 2025.

Stamped as received by the City Council, as Local Planning Authority, on the 27 April 2026.

The above information has been considered and is acceptable in respect of part (1). In order to discharge this condition in full the final part is required to be complied with.

Solar Panels

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

Drawing: 2075-ABWA-ZZ-ZZ-DR-A-(95)-0002

Drawing: 2075-ABWA-ZZ-ZZ-DR-A-(20)-0302

Document: Fox V Series Three-Phase Inverter Datasheet

Document: Project Plan, 271 Oldham Road Roof 1, prepared by Enstall

All stamped as received by the City Council, as Local Planning Authority, on the 27 April 2026.

The above information has been considered and is acceptable. Condition 36 is now formally discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Lighting

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

Drawing: M2215-63-E-05-01-C1

Drawing: M2215-63-E-05-02-C1

Drawing: M2215-63-E-01-01-C1

Drawing: M2215-63-E-01-01-C1

Drawing: M2215-63-E-04-01-C1

Drawing: M2215-63-E-04-02-C1

Drawing: M2215-63-E-00-02-C1

Drawing: M2215-63-E-02-01-C1

Drawing: M2215-63-E-02-02-C1

Drawing: M2215-63-E-03-01-C1

Drawing: M2215-63-E-03-02-C1

Document: TS012 External Lighting Technical Submission Sheet

Document: LD-251106-REVB

All stamped as received by the City Council, as Local Planning Authority, on the 27 April 2026.

A detailed lighting impact assessment was requested but has not yet been produced. Condition 23 is not formally discharged.

EV Charging

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

- Document: TS011 EV Chargers Technical Submission Sheet (Received 27 April 2026)
- Correspondence: Quantity of EV Chargers (Received 13 July 2026)

The number of EV charge points is insufficient. Condition 35 is not formally discharged.

Boundary Treatment

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

Drawing: 2075-ABWA-ZZ-ZZ-DR-A-(42)-0050 Rev. P01 (Received 14 July 2026)

Document: Vertical Bar Fencing Specification Sheet - Khaki Grey (Received 9 June 2026)

The above information has been considered and is insufficient. Condition 40 is not formally 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