MANCHESTER CITY COUNCIL

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

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 21 (Off site highways works) attached to planning permission 143687/FO/2025

Location:

ARCH 5, CORPORATION STREET, MANCHESTER, M4 4DG

Application reference:

OTH-2026-000094

Applicant:

c/o Agent -

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 **refused** for the reason(s) set out below.

Condition 21 - Off Site Highways Works

The following information has been submitted for consideration in respect of this planning condition, received by the Local Planning Authority on 27 April:

External Works Kerbs - 19-259-014SGP-ZZ-00-DR-A-340001 P02

Local Parking Restrictions: 2209-029 SK01 A

The kerb to Arch 5 would not be reinstated as it would impact on the footpath levels. This affects drainage and clearance height of the entrance to the premises. Highways advised the details are acceptable. However, whilst Highways acknowledge the submission of a S278 application, they state no cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team.

Condition 21 is therefore not discharged

Date: 21 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 decision relates 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 the application to approve detail reserved by condition, 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.