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 7(b) (Ground Conditions), 11 (Boundary Treatment) 25 (Car Park Layout) and 38 (Tv Reception) for Phase 2 only attached to Planning Permission 138730/FO/2023.

Location:

Land bounded by Oldham Road (A62), Old Church Street, The Lidl Food Store and Newton Street, Manchester, M40 1EZ

Application reference:

OTH-2026-000519

Applicant:

Casey Group

Date of application:

29 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 7(b) (Ground Conditions)

7b) The following information has been submitted in respect of planning condition 7(b) (Ground Conditions) (phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 6 July 2026.

-Remediation Verification Report, ref: BEK-23007-4, received by the City Council as Local Planning Authority on 29 May 2026.

-Ground Survey- Muck away tickets for the garden areas- shift 1, received by the City Council as Local Planning Authority on 22 June 2026.

-Ground Survey- Muck away tickets for the garden areas- shift 2, received by the City Council as Local Planning Authority on 22 June 2026.

-Ground Survey- Muck away tickets for the garden areas- shift 3, received by the City Council as Local Planning Authority on 22 June 2026.

-Ground Survey- Delivery tickets for tested topsoil, received by the City Council as Local Planning Authority on 22 June 2026.

-Ground Survey- Delivery tickets for tested subsoil, received by the City Council as Local Planning Authority on 22 June 2026.

The above details are considered to be acceptable to discharge condition 7b for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 11 (Boundary Treatment)

11) The following information has been submitted in respect of planning condition 11 (Boundary Treatment) (phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 6 July 2026.

-Condition 11- Boundary Treatment Photographs, received by the City Council as Local Planning Authority on 29 May 2026.

-Proposed Boundary Treatment Plan, numbered T8170D0040I5, received by the City Council as Local Planning Authority on 6 July 2026.

Condition 11 is a compliance condition and does not require a formal discharge. Condition 11 was varied following application 141891/NMC/2025. It ensures the boundary treatment works are done in accordance with drawing T8170D0040I5. From the information specified above, the works for Phase 2 appear in compliance with those details specified within condition 11. All other phases must be completed in accordance with details approved within condition 11.

Condition 25 (Car Park Layout)

25) The following information has been submitted in respect of planning condition 25 (Car Park Layout) (phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 6 July 2026.

-Condition 25 - Car Park Photographs, received by the City Council as Local Planning Authority on 29 May 2026.

-Proposed Site Plan, numbered T8170D0020I3, received by the City Council as Local Planning Authority on 6 July 2026.

Condition 25 is a compliance condition and does not require a formal discharge. Condition 25 was varied following application 141891/NMC/2025. It ensures the car park layout is constructed in accordance with drawing T8170D0020I3. From the information specified above, the works for Phase 2 appear in compliance with those details specified within condition 25. All other phases must be completed in accordance with details approved within condition 25.

Condition 38 (TV Reception)

38) The following information has been submitted in respect of planning condition 38 (TV Reception) (phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 6 July 2026.

-Phase 2 TV Reception Report- SCD Oldham Road Phase 2 For TeDS Electrical & Casey, received by the City Council as Local Planning Authority on 29 May 2026.

-Phase 2 TV Reception Report- SCD Oldham Road, dated 10 July 2026, received by the City Council as Local Planning Authority on 17 July 2026.

The above details are considered to be acceptable to discharge condition 38 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

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 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.