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 3 (Method Statement - Wall Dismantling), 4 (Materials) and 6 (Tree Root Protection) attached to planning permission 143279/VO/2025.

Location:

The Old Parsonage Stenner Lane Manchester M20 2RQ

Application reference:

OTH-2026-000417

Applicant:

Mr Robert Hutchinson Manchester City Council

Date of application:

27 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 3 - Method Statement - Wall Dismantling

Condition 3 (Method Statement – Wall Dismantling) – Having regard to the details submitted in support of this discharge of condition application, including:

· Risk Assessment Method Statement titled ‘Fletcher Moss Botanical Gardens Stenner Lane, retaining wall repairs. M20 2RQ’, received by the City Council as Local Planning Authority on 13 May 2026.

the City Council, as Local Planning Authority, is satisfied that the proposed works and methodology provide an appropriate framework for the careful dismantling of the historic structure, ensuring that the works are undertaken sensitively and in a manner that minimises the risk of damage to the historic fabric. Accordingly, Condition 3 (Method Statement – Wall Dismantling) attached to planning permission 143279/VO/2025 is hereby discharged.

Condition 4 - Materials

Condition 4 (Materials) – Having regard to the details submitted in support of this discharge of condition application, including:

- Material specification and data sheet titled ‘Stanton Moor Sandstone’, received by the City Council as Local Planning Authority on 13 May 2026.
- Sample 1 shown on the Brick and mortar sample photograph 1-3, received by the City Council as Local Planning Authority on 13 May 2026.
- Type A brick sample photograph, received by the City Council as Local Planning Authority on 13 May 2026.
- Coping stone section photograph, received by the City Council as Local Planning Authority on 13 May 2026.
- Brick sample specification and data sheet, received by the City Council as Local Planning Authority on 22 July 2026.
- Stone sample photograph, received by the City Council as Local Planning Authority on 13 May 2026.
- Sample 1 shown on the Pointing samples data sheet, received by the City Council as Local Planning Authority on 13 May 2026.

the City Council, as Local Planning Authority, is satisfied that the proposed materials are appropriate and sympathetic to the character and appearance of the Didsbury St James Conservation Area, and the setting of the nearby listed building. Accordingly, Condition 4 (Materials) attached to planning permission 143279/VO/2025 is hereby discharged.

Condition 6 - Method Statement - Tree Root Protection

Condition 6 (Method Statement - Tree Root Protection) – Having regard to the details submitted in support of this discharge of condition application, including:

· Risk Assessment Method Statement titled ‘Fletcher Moss Botanical Gardens Stenner Lane, retaining wall repairs. M20 2RQ’, received by the City Council as Local Planning Authority on 13 May 2026.

the City Council, as Local Planning Authority, is satisfied that the proposed works and methodology provide an appropriate framework to avoid damage to trees and shrubs adjacent to and within the site that are of significant amenity value. Accordingly, Condition 6 (Method Statement – Tree Root Protection) attached to planning permission 143279/VO/2025 is hereby discharged.

Date: 23 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.