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 16 (Drainage Management) and 19 b (Plant verification) attached to planning permission 139289/JO/2024.

Location:

66 Jersey Street Manchester M4 6JW

Application reference:

OTH-2026-000435

Applicant:

Mr Ian Knight Manchester Life Development Company 3 Limited

Date of application:

21 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.

Drainage Management

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

- Document: Keytec Installation QA sign off – Jersey Wharf; Attenuation Tank Installation Certificate
- Photograph: Jersey Wharf – Attenuation Tank – Photo 1; Attenuation Tank Installation
- Photograph: Jersey Wharf – Hydrobrake – Photo 1; Hydrobrake Installation
- Photograph: Jersey Wharf – Permeable Paving – Photo 1; Permeable Paving Installation
- Photograph: Jersey Wharf – Permeable Paving – Photo 2; Permeable Paving Installation
- Document: EYJW-RBG-ZZ-ZZ-TR-C-000003; SuDS Maintenance Strategy Report
- Document: Polystorm_Technical_Guide; Attenuation Tank Specification & Technical Guide
- Document: Polystorm-r_datasheet_-_issue_4_-_sept_17; Attenuation Tank Data Sheet

All stamped as received, by the City Council, as Local Planning Authority, the 21st May 2026.

The above information has been considered and is acceptable. Condition 16 is now formally discharged.

Plant Noise Verification

The following information has been submitted with respect of part (b) of this planning condition:

- Document: 66 Jersey Street, Planning Condition 19b Discharge Report, 023295-RS5, prepared by Sandy Brown Acoustics, dated 21 May 2026 (Received 21 May 2026).

The above information has been considered and is acceptable with respect to the residential element of the development. Condition 16(a) and (b) is now discharged for the residential element only. Condition 16a was discharged as part of application reference CDN/25/0746.

Condition 16 will not be fully discharged until addendum reports for the external plant for the 5no. commercial units have been submitted to and approved in writing by the City Council as Local Planning Authority.

Date: 28 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.