MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of condition no. 25 (Age Restriction) attached to planning permission 139970/JO/2024 in order to reduce the minimum age of occupation.

Location:

Jessiefield Spath Road Manchester M20 2TZ

Application reference:

PLA-2026-000562

Applicant:

McCarthy Stone Retirement Lifestyles Ltd

Date of application:

11 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application

Condition(s) attached to this decision

1) The development must be begun not later than 12 July 2026.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan referenced NO 2697 3 AC 0001, received by the City Council as Local Planning Authority on 14 September 2022, drawings referenced NO-2697-3-AC-0003, NO-2697-3-AC-0008, NO-2697-3-AC-1000 Rev C, NO-2697-3-AC-1001 Rev C, drawing referenced NO-2697-3-AC-0002 Rev G received by the City Council as Local Planning Authority on 24 February 2023, drawing reference NO-2697-3-AC-

0020 Rev B received by the City Council as Local Planning Authority on 1st March 2023, drawing referenced 2697-3-AC-2001/F, received by the City Council as Local Planning Authority on 1 November 2023, drawing referenced 2697-3-AC-2002/G, received by the City Council as Local Planning Authority on 13 November 2023.

Energy Statement produced by Focus Consultants and received by the City Council as Local Planning Authority on 14 September 2022

Phase I Desk Top Study Report prepared by Arc Environmental, dated 7 August 2020, received by the City Council as Local Planning Authority on 14 September 2022.

Drawings referenced:

NO-2697-05-AC-0013 Rev H Boundary Treatment Plan;

NO-2697-05-AC-0014 Rev E Boundary Treatment Details;

NO-2697-04-AC-0018 Rev M External Works Plan;

Received by the City Council as Local Planning Authority on 15 May 2024.

NW-2697-03-LA-201 3712 Rev I Planting Plan.

Received by the City Council as Local Planning Authority on 17 May 2024.

NW-2697-05-LA-101 Rev Q Landscape Layout

Received by the City Council as Local Planning Authority on 7 June 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall only be implemented in accordance with the external materials detailed on the schedule referenced NO 2697 05 AC 2005 (as set out below), received by the City Council as Local Planning Authority on 10 October 2023 and as agreed as part of condition discharge application referenced CDN/23/0655.

-Primary facing brick - Tuscan Red Mulite by Weinerberger;

-Contrasting brick banding and quoins - Cheddar Red Wirecut facing brick by Ibstock;

-Grey UPVC windows and door (RAL 7015);

-Entrance - White render by K Rend;

-Roof - Calderdale Edge dark grey tile;

-Powder coated window and entrance surrounds (RAL 7015).

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the following construction management details, agreed as part of condition discharge application referenced CDN/23/0643

-Construction Method Statement, received by the City Council as Local Planning Authority on 24 November 2023;

-Drawing referenced NO-2697 5-AC-0010-A received by the City Council as Local Planning Authority on 14 November 2023;

-Site Waste Management Plan received by the City Council as Local Planning Authority on 14 November 2023;

-Vehicle tracking drawing referenced 29359/110/A received by the City Council as Local Planning Authority on 14 November 2023;

-Drawings referenced M21029-A-17-001 (layouts 1-5) received by the City Council as Local Planning Authority on 20 November 2023.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

5) The development hereby approved shall by implemented in accordance with the security measures certified by the submitted Secured by Design accreditation (gold award) (Ref: 2009/0291/SBD/01)) received by the City Council as Local Planning Authority on 30 July 2024, agreed as part of discharge of condition application referenced CDN/24/0696.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

6) The development hereby approved shall only be implemented in accordance with the drainage strategy outlined with the submitted letter from Civils and Construction Solutions Ltd and the accompanying surface water drainage layout drawing referenced 29359/106/C3, received by the City Council as Local Planning Authority on 21 October 2024 and 20 November 2024 respectively, as agreed as part of discharge of condition application referenced CDN/24/0987.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

7) The development hereby approved, shall only be implemented in accordance with the following details, as agreed as part of discharge of condition application referenced CDN/25/0020:

-Verification Report and Photographic Survey;

-Management and Maintenance Plan prepared by GGP Consult;

-Drawing referenced 29359/114/AB1 (Drainage Layout).

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

8) The development hereby approved shall only be implemented in accordance with the waste management arrangement shown on drawing referenced NO 2697 05 AC 1702, received by the City Council as Local Planning Authority on 12 October 2023, supplemented by additional details received by e-mail dated 20 December 2023, as agreed as part of condition discharge application referenced CDN/23/0687.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The car parking area indicated on drawing numbered NO-2697-3-AC-0002 Rev G, received by the City Council as Local Planning Authority on 24 February 2023 shall be surfaced, demarcated and made available for use prior to any of the residential units hereby approved being occupied. The parking areas shall be for the sole use of residential occupants of the development and shall be available for use at all times whilst the apartments are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

10) The development hereby approved shall only be implemented in accordance with the electric vehicle charging scheme shown on drawing referenced NO 2697 5 AC 000 and accompanying 7 kW Pod Point charger specification documentation, received by the City Council as Local Planning Authority on 12 October 2023, as agreed as part of condition discharge application referenced CDN/23/0687.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

11) The boundary treatment shall be implemented in accordance with the details shown on drawing referenced NO-2697-24-04-AC-0018/M, NO-2697-05-AC-0014/E and NO-2697-05-AC0013/H, received by the City Council as Local Planning Authority on 15 May 2024.

The boundary treatment shall be completed prior to first occupation of the apartments hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) The hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawings referenced NW-2697-05-101/Q and NW-2697-03-LA-201/3712/I, received by the City Council as Local Planning Authority on 17 May 2024, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

13) The development hereby approved shall be carried out in accordance with details contained with the Energy Statement produced by Focus Consultants, received by the City Council as Local Planning Authority on 14 September 2022 and the post construction energy performance certificate for each of the 26 apartments, received by the City Council as Local Planning Authority on 19 August 2024, as agreed as part of discharge of condition application referenced CDN/24/0780.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

14) The development hereby approved shall only be implemented in accordance with the external lighting scheme shown on external plan (Ref: 2697) and accompanying report prepared by LSUK Design and Consult, received by the City Council as Local Planning Authority on 12 October 2023, as agreed as part of condition discharge application referenced CDN/23/0687.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

15) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14

days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the bio-diversity enhancement measures detailed on drawing referenced 81-002-03/Rev 1, received by the City Council as Local Planning Authority on 15 April 2024, as agreed as part of condition discharge application referenced CDN/24/0302. The agreed measures shall be maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

17) The development hereby approved shall only be implemented in accordance with the details contained within the Small Mammal Method Statement (Ref: 81-002-R2-1) produced by E3P, received by the City Council as Local Planning Authority on 27 September 2023, as agreed as part of condition discharge application referenced CDN/23/0644.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

18) The development hereby approved shall be implemented in accordance with the submitted Phase I Desk Top Study Report prepared by Arc Environmental, dated 7 August 2020, received by the City Council as Local Planning Authority on 14 September 2022. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

19) The development hereby approved shall be implemented in accordance with the following verification documents, agreed as part of discharge of condition application referenced CDN/24/0585:

-Consignment Noted prepared by Oates Environmental Ltd, received by the City Council as Local Planning Authority on 16 September 2024;

-Letter (dated 25 June 2024) and Technical Note (dated 9 August 2024) prepared by Arc Environmental, received by the City Council as Local Planning Authority on 29 August 2024.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the

interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

20) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

21) The development hereby approved shall only be implemented in accordance with the approved off-site highway works, agreed as part of condition discharge application referenced CDN/24/0494.

Reason - In the interests of highway safety and amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

22) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawing referenced 1050-KC-XX-YTREE-TPP01/Rev E received by the City Council as Local Planning Authority on 24 May 2024.

With the exception of the removal and replacement of the tree identified as tree 33 as per the content of the submitted Technical Note 001 (Report on False Acacia tree) produced by Keen Consultants and accompanying drawings referenced 1050-KC-XX-YTREE-TPP01RevE and NW-2697-03-LA-201 3712/I and size specification schedule received by the City Council as Local Planning Authority on 24 May 2024,

11 June 2024 and 13 June 2024 respectively (agreed as part of discharge of condition application referenced CDN/24/0445, the particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Any works undertaken within the identified 'no-dig construction' areas on the approved Tree Protection Plan shall be supervised by a suitably qualified arboricultural expert. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the City Council as Local Planning Authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

23) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

24) Before first occupation of the development hereby approved the communal windows to the western elevation facing the rear of properties along Holme Road, shown on drawing referenced NO-2697-3-AC-1000 Rev C, received by the City Council as Local Planning Authority on 23 December 2022, shall be obscure glazed to a

specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

25) The development hereby permitted shall be used for the purposes of retirement accommodation only. Occupiers shall be:

a. Persons aged 55 or over;

b. Other persons who are living as part of a single household with a person or persons

aged 55 or over;

c. Persons were who living as part of a single household with a person or persons aged

55 or over who have since died.

Reason - In the interests of amenity and to allow diversification of the housing stock, pursuant to polices DM1, SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 29 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 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 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 If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   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.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.