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 Condition nos. 4 (Materials),15a (External Lighting Scheme), 19 (Window Reveals), 26 (Retaining Wall design), 27 (Boundary Treatment) and 28 (Affordable Housing) from Planning Permission 139261/FO/2024.

Location:

Land Off Jurby Avenue Manchester

Application reference:

OTH-2026-000387

Applicant:

Mrs Nicky Harris Irwell Valley Homes

Date of application:

18 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 no. 4 (Materials)

The materials specified in the materials schedule in the locations on the plans referenced below have been reviewed.

- Materials Schedule Version 3 ref: 1226

-Proposed Elevations 1 plan ref:1226-JDA-Z1-ZZ-DR-A-0200 rev. C05

- Proposed Elevations 2 plan ref: 1226-JDA-Z1-ZZ-DR-A-0201rev. C05

-Proposed Brick Detail Elevations 1 plan ref: 1226-JDA-Z1-ZZ-DR-A-0202 rev. C05

-Proposed Brick Detail Elevations 2 plan ref: 1226-JDA-Z1-ZZ-DR-A-0203rev. C05

On the basis that the development is implemented in accordance with the details in the materials schedule and in the locations on the plans referenced above condition no.4 is discharged.

Condition no. 15a (External Lighting Scheme)

The external lighting details in the documentation and plans specified below have been examined.

-Electrical Services Layout – External Lighting Layout plan ref: JBA-GBSE-XX-XX-DR-E-6902 rev.T01

-Deco 2.0 Datasheet

-Semita Urban Datasheet

-Viva City Pro Datasheet

- Agent email confirming the colour/finish of the external lighting proposed is Anthracite Grey (RAL 7016) dated 07.08.2026.

On the basis that the development is implemented in accordance with the details in the documentation and plans referenced above condition no.15a is discharged.

Condition no. 19 (Window Reveals)

The window reveals shown on plans specified below have been examined.

-Typical External Wall Separating Floor Bay Type 1 Window Cill Detail Plan ref: 1226-JDA-Z1-01-DR-A-0407 rev. P03

-Typical Accessible Door Threshold Detail plan ref: 1226-JDA-Z1-00-DR-A-0408 rev. C01

-Typical Ground Floor Window Cill Detail plan ref: 1226-JDA-Z1-00-DR-A-0409 rev. C03

-Typical External Wall Window Jamb and Head Detail (Bay Type 1) plan ref: 1226-JDA-Z1-01-DR-A-0408 rev. P03

-Typical External Wall Separating Floor Bay Type 2 Window Cill Detail plan ref: 1226-JDA-Z1-01-DR-A-0409 rev.P03

-Typical External Wall Window Jamb Detail (Bay Type 2) plan ref: 1226-JDA-Z1-01-DR-A-0410-rev. P03

-Typical External Wall Window Head Bay Roof Detail (Bay Type 2) plan ref: 1226-JDA-Z1-01-DR-A-0411rev. P03

-Typical External Door Jamb and Head Detail plan ref: 1226-JDA-Z1-XX-DR-A-0407 rev. C02

-Typical Window Jamb and Head Detail (Masonry) plan ref: 1226-JDA-Z1-XX-DR-A-0408 rev. C03

On the basis that the development is implemented in accordance with the details on the plans referenced above condition no.19 is discharged.

Condition no. 26 (Retaining Wall design)

The elevational retaining wall designs on the plans specified below have been reviewed

- Boundary Retaining Wall - 2108-SCE-XX-XX-DR-S-SK01 rev. P04

-Proposed Boundary Treatments plan ref: 1226-JDA-XX-XX-DR-A-0102 rev.C02

On the basis that the development is implemented in accordance with the details on the plans referenced above, in the locations shown on plan ref: 2108_SCE_00_00_DR_C_0005, condition no.26 is discharged.

Condition no. 27 (Boundary Treatment)

The details on Proposed Boundary Treatments plan ref: 1226-JDA-XX-XX-DR-A-0102 rev. C02 have been reviewed.

On the basis that the development is implemented in accordance with the details on the plans referenced above condition no.27 is discharged.

Condition no. 28 (Affordable Housing)

The content of the Affordable Housing Statement by Irwell Valley Homes has been reviewed. On the basis that the development is implemented in accordance with the details in the Affordable Housing Statement referenced above condition no.28 is discharged.

Date: 10 August 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.