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.11 (EVC) and 17 (External Lighting) attached to 145555/JO/2026

Location:

Land At Former Spire Manchester Hospital Russell Road Manchester M16 8AJ

Application reference:

OTH-2026-000473

Applicant:

Nicky Llyod Great Places Housing Group

Date of application:

26 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 11 (EV charging)

The City Council, as local planning authority, have assessed the following documents;

- EVAD-V01-R8 AutoCharge Data Sheet.pdf (Supporting Information) received 26 May 2026, providing technical specifications for the proposed AUTOCHARGE Intelligent EV Charging Pedestal.
- P0257 - EV - A - Proposed EV Car Charger Locations - REV A.pdf (Drawing Ref: P0257/EV REV A) received 26 May 2026, showing the proposed locations of the EV charging infrastructure.
- P0257 - EXT - External Lighting.pdf (Drawing Ref: P0257/EXT) received 26 May 2026, showing the proposed external lighting and EV charger arrangement.

The submitted details provide sufficient information regarding the specification, appearance and siting of the EV charging equipment. The information submitted satisfies the requirements of the condition and demonstrates how the approved development will be implemented.

Condition 11 (EV Charging) attached to planning permission 145555/JO/2026 is hereby discharged.

Condition 17a (External Lighting)

The City Council, as local planning authority, have assessed the following documents;

- P0257-EXT – External Lighting & EV Car Chargers Plan (26 May 2026);
- 176974 – Russell Road – External Light Spill Calculations (25 June 2026);
- RE: 22-036 Russell Road – External Lighting Queries (13 July 2026);
- P0257-SH-BC-0-1-- TRI Markup (16.07.26) (17 July 2026);
- Falcon Wall Self-Test Emergency Black Specification (17 July 2026);
- P0257-EC-BC-0 TRI Markup (17.07.26) (17 July 2026); and
- Russell Road Plot 260716 Emergency Lighting Data Sheet (17 July 2026).

The submitted details provide sufficient information regarding the design and installation of the proposed external lighting scheme and demonstrate that measures have been incorporated to control glare and light spill onto nearby residential properties. The additional information submitted clarifies that the emergency lighting forms part of the building's safety measures and is not intended to operate as part of the normal external lighting scheme.

The Local Planning Authority is satisfied that adequate details have been submitted to meet the requirements of part (a) of the condition.

Part (b) requires a post-installation verification report and testing to confirm compliance with the approved scheme. As this information can only be provided following installation of the lighting, part (b) of the condition cannot be discharged at this stage.

Condition 17(a) (External lighting) attached to planning permission 145555/JO/2026 is hereby 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.