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 36 (Off Site Highway Works Ph1) and 64 (Off Site Highway Works Ph2) attached to planning permission 143143/JO/2025

Location:

Car Park Great Jackson Street Manchester M15 4NJ

Application reference:

OTH-2026-000672

Applicant:

Mr Phil Dorin Renaker Build Ltd

Date of application:

12 June 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 36 - Highway Works Phase 1

Condition 36 is discharged on the basis that the development is carried out in accordance with the following submitted information and that the Applicant continues their ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278 agreement (pursuant to the Highways Act 1980):

Renaker Covering Letter dated 12 June 2026;

Z1-CUR G700 PL GRD 90101 P06 Section 278 Works General Arrangement;

Z1-CUR G700 PL GRD 90102 P04 Section 278 Works Site Clearance;

Z1-CUR G700 PL GRD 90103 P03 Section 278 Works Construction Areas;

Z1-CUR G700 PL GRD 90104 P04 Section 278 Works Proposed Drainage; and

Z1-CUR G700 PL GRD 90105 P04 Section 278 Works Proposed Road Markings & Traffic Signs.

Condition 64 - Highway Works Phase 2

Condition 64 is discharged on the basis that the development is carried out in accordance with the following submitted information and that the Applicant continues their ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278 agreement (pursuant to the Highways Act 1980):

Renaker Covering Letter dated 12 June 2026;

Z1-CUR G700 PL GRD 90101 P06 Section 278 Works General Arrangement;

Z1-CUR G700 PL GRD 90102 P04 Section 278 Works Site Clearance;

Z1-CUR G700 PL GRD 90103 P03 Section 278 Works Construction Areas;

Z1-CUR G700 PL GRD 90104 P04 Section 278 Works Proposed Drainage; and

Z1-CUR G700 PL GRD 90105 P04 Section 278 Works Proposed Road Markings & Traffic Signs.

Date: 11 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.