MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 4 (External Materials), Condition 12 (Drainage), Condition 13 (Drainage Management & Maintenance Plan), Condition 14 (Noise Management Plan), Condition 15 (Noise Study), Condition 16 a (Externally Mounted Plant), Condition 22 (Retaining Wall Details), Condition 27 (Local Benefit Proposal) attached to 143419/JO/2025.

Location:

Walkers Of Manchester Crabtree Lane Manchester M11 4GU

Application reference:

OTH-2026-000454

Applicant:

Chancerygate Manchester Ltd

Date of application:

22 May 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 4 (External Materials)

The following information and plans have been reviewed;

- Cladding samples document ref: Planning condition 4 rev.P01

-Cladding profile _RF-01 Trapezoidal CA32 1000RL liner profile

-UCM Architects condition no.4 document - LPCB - Certificate of Product Approval Certificate Number : 460a Issue 09 for Sandwich Panel Systems date of issue 07 January 2020.

-Tata Steel Colorcoat HPS 200 Ultra product specification

-Tata Steel Trisobuild Site assembled roofing and cladding systems product specification sheets

-Cladding profiles CA32 1000W and CA300MR - Curtain Wall Systems specification data sheet

- SF52 Curtain Wall Systems specification sheet

- Horizontally laid Microrib cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Merlin Grey (RAL 180 40 05).

- Horizontally laid trapezoidal profile cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Albatross (RAL 240 80 05).

- Thermally broken polyester powder coated aluminium windows. Finish: Polyester powder coated. Glazing: Grey tinted. Frame Colour: Anthracite (RAL 7016).

- Reveals to ribbon windows , doors and roller shutter doors to be - Colour May Green (RAL 6018)

- Glazed Canopy details RF-01

- Trapezoidal profiled roof cladding panels. Finish: Tata Colorcoat HPS200 Ultra. Colour: Goosewing Grey (RAL 7038).

On the basis that the development is implemented in accordance the materials (including specifications and colouration) referenced above, in locations shown on Units 1-4 - Building Elevations plan ref: 1301 rev. P29; Unit 5 - Building Elevations plan ref: 1302 rev. P19; and Units 6-9 - Building Elevations plan ref: 1303 rev. P17 (the elevational plans have been considered in regard solely to the location of materials), condition no. 4 is discharged.

Condition 12 (Drainage)

The content of the Network Calculations - Report reference 23-026-I&L-Crabtree Lane dated 07.05.2024 have been reviewed in conjunction with the Response to LLFA comments ref: 23-026-CHA Crabtree Lane, CLAYTON; Drainage Planning Strategy plan ref: 23-026- I&L D00 rev. P3 and Drainage detail plan ref: 23-026- I&L D11 rev. T2.

It is noted that the same information was considered in relation to the discharge of this condition attached to original approval ref: 138914/FO/2023 (ref: CDN/25/0268) which was discharged on 29.05.2025.

On the basis that the development is implemented in accordance with the information and details on the plans referenced above, prior to occupation of the units and retained thereafter for the lifetime of the development, condition no.12 is discharged.

Condition 14 (Noise Management Plan)

The content of the Environmental Noise Survey and Noise Impact Assessment ref: 33025/ NIA has been examined. On the basis that the development is implemented in accordance with the document referenced above condition no.14 is discharged.

Condition 15 (Noise Study)

The content of the Environmental Noise Survey and Noise Impact Assessment ref: 33025/ NIA has been examined. On the basis that the development is implemented in accordance with the document referenced above condition no.15 is discharged.

Condition 16 a (Externally Mounted Plant)

The content of the Environmental Noise Survey and Noise Impact Assessment ref: 33025/ NIA has been examined. On the basis that the development is implemented in accordance with the document referenced above condition no.16a is discharged.

Condition 22 (Retaining Wall Details)

The details on plans specified below have been considered in regard to the elevational

design and height of the proposed retaining wall/structure only.

- Earthworks Cut and Fill Volumes plan ref: 23-026-I&L G00 rev. C1;

- Levels and External Works plan ref: 23-026-I&L G02 rev. C2;

- Part wall sections plan ref: 23-026-I&L G05 rev. C3;

- Proposed Retaining Wall General Arrangement & Elevation Layouts plan ref: SKH-FPM-XX-XX- DR-X-0301 Rev.SK01 (as revised in part by the annotated notes on plan ref: Levels and External Works plan ref: 23-026-I&L G02 rev. C2)

- Proposed Retaining Wall General Arrangement & Elevation Layouts plan ref: SKH-FPM-XX-XX-DR-X-0302 Rev.SK01 (as revised in part by the annotated notes on plan ref: Levels and External Works plan ref: 23-026-I&L G02 rev. C2)

- Proposed Retaining Wall General Arrangement & Elevation Layouts plan ref: SKH-FPM-XX-XX-DR-X-0303 Rev.SK01 (as revised in part by the annotated notes on plan ref: Levels and External Works plan ref: 23-026-I&L G02 rev. C2 in respect of the use of gabions)

- Proposed Retaining Wall General Arrangement & Elevation Layouts plan ref: SKH-FPM-XX-XX-DR-X-0304 rev.SK 01 (as revised in part by the annotated notes max retained heights on plan ref: Levels and External Works plan ref: 23-026-I&L G02 rev. C2 for walls 4 and 5).

On the basis that the development is implemented in accordance with the details on the plans

referenced above (including the amendments in regard to Proposed Retaining Wall General

Arrangement & Elevation Layouts plan refs: SKH-FPM-XX-XX-DR-X-0302 rev.SK 01; SKH-FPM-XX-XX-DR-X-0303 rev.SK 01 and SKH-FPM-XX-XX-DR-X-0304 rev.SK01 associated with the annotated notes (including max retained heights, and use of gabions) on plan ref: Levels and

External Works plan ref: 23-026-I&L G02 rev. C2, condition no.22 is discharged.

Condition 27 (Local Benefit Proposal)

The content of the statement by Triton in respect of local labour, has been reviewed in conjunction with the completed Local Labour Construction - Proposal and Reporting Template dated 10th February 2026. It is noted that the information in the completed Local Labour Construction - Proposal and Reporting Template dated 10th February 2026 is same information was considered in relation to the discharge of this condition attached to original approval ref: 138914/FO/2023 (ref: CDN/25/1147) which was discharged on 18th February 2026.

On the basis of the information referenced above condition no.27 is discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 13 (Drainage Management & Maintenance Plan)

The content of the Drainage Maintenance Plan ref: 23-026-CHA received 22nd May 2026 has been examined. It is considered that insufficient information has been submitted to enable condition no.13 to be discharged.

Further information is required in the form of a Verification report providing photographic evidence of construction as per design drawings, and as built construction drawings if different from design construction drawings need to be provided. In addition , the applicant has stated “Vortex flow control (e.g. Hydrobrake) requires no routine maintenance. Action is only required in the event of a blockage or suspected blockage.” However, regular inspections/silt removal/blockage checks are required to ensure the system functions effectively. Please include routine operation checks/maintenance activities for the flow control device within the Management and maintenance plan.

Date: 13 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA