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 3 (Materials), 5 (Cycle parking), 12 (External lighting), 14 (Waste management), 16 (Travel Plan), 17 (Event Management Plan) and 20 (Security Measures) attached to Planning Permission 142985/VO/2025.

Location:

Crumpsall Park Visitors Centre (North West Corner of Crumpsall Park) Ash Tree Road Manchester M8 5RX

Application reference:

OTH-2026-000634

Applicant:

Shabnam Hussain

Date of application:

09 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 3 (materials)

The external materials detailed on drawings referenced OPP1374276 - PTK-A1-00-D-A-2001 (C01) - G.A Elevations & OPP1374276 - PTK-A1-01-D-A-1002 (C01) - Roof Plan and application form, received by the City Council as Local Planning Authority on 9 June 2026, are satisfactory. Subject to implementation of the agreed details, condition 3 can be discharged.

Condition 5 (cycle parking)

The cycle parking arrangement detailed on drawing OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan and application form, received by the City Council as Local Planning Authority on 9 June 2026, is satisfactory. Subject to implementation of the agreed details, condition 5 can be discharged.

Condition 12 (external lighting)

The lighting scheme shown on drawings referenced OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan, C2380-LPS-00-00-DR-E-6301-C05 - Lighting Layout, Lighting Plots Crumpsall Park and Powerlite Fitzgerald - Urban Path specification datasheet, together with the light spillage data contained within the submitted External Spill Lighting document (dated 4 June 2026) prepared by Pinnacle Electrical Supplies, received by the City Council as Local Planning Authority on 9 June 2026 and 5 August 2026 respectively, is satisfactory. Subject to implementation of the agreed details, condition 12 can be discharged.

Condition 14 (waste management)

The waste management arrangements shown on drawing referenced, OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan and e-mail from Portakabin Ltd dated 9 June 2026 and 29 July 2026, respectively, is satisfactory. Subject to implementation of the agreed details, condition 14 can be discharged.

Condition 16 (Travel Plan)

The details contained within the submitted Travel Plan (version 1.0) dated and received by the City Council as Local Planning Authority on 9th June 2026, is satisfactory. Subject to ongoing implementation of the agreed details and active monitoring, condition 16 can be discharged.

Condition 17 (Event Management Plan)

The details contained within the submitted Event Management Plan (version 2.0), received by the City Council as Local Planning Authority on 27 July 2027, is satisfactory. Subject to implementation of the agreed details, condition 27 can be discharged.

Condition 20 (security measures)

The security measures detailed on drawings referenced OPP1374276 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan, OPP1374276 - PTK-A1-00-D-A-2001 (C01) - G.A Elevations and C2380-LPS-00-00-DR-E-6301-C05 - Lighting Layout, together with details contained within the application form, received by the City Council as Local Planning Authority on 9 June 2026, are satisfactory. Subject to implementation of the agreed details, condition 20 can be discharged.

Date: 21 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.