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 Conditions 3 (materials), 4 (conservation method statement), 5 (access gates) and 6 (fence panels) attached to Listed Building Consent 144214/LO/2025.

Location:

781 Wilmslow Road Manchester M20 2RW

Application reference:

OTH-2026-001000

Applicant:

Mr Gary Roebuck

Date of application:

13 July 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 3 (Materials)

Condition 3 (Materials) – Having regard to the details submitted in support of this discharge of condition application, including:

• Application for Approval of Details Reserved by Condition, numbered PP-15078757, received by the City Council as Local Planning Authority on 13 July 2026.

• Sample photographs, received by the City Council as Local Planning Authority on 13 July 2026.

• Sample photograph of access gates, received by the City Council as Local Planning Authority on 16 August 2026.

• Details contained within agent email correspondence dated 16 August 2026.

The City Council, as Local Planning Authority, is satisfied that the proposed materials are appropriate to the character, appearance and significance of the Listed Building. Accordingly, Condition 3 (Materials) attached to Listed Building Consent 144214/LO/2025 is hereby discharged.

Condition 4 (Conservation Method Statement)

Condition 4 (Conservation Method Statement) attached to Listed Building Consent 144214/LO/2025 is worded as follows:

“The works shall be carried out in accordance with the details specified in the document titled 'Conservation Method Statement', received by the City Council as Local Planning Authority on the 3rd February 2026.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.”

This condition is a compliance condition and does not require the submission of any further details for approval. The approved works shall be carried out in accordance with the requirements of the condition.

Condition 5 (Access Gates)

Condition 5 (Access Gates) – Having regard to the details submitted in support of this discharge of condition application, including:

• Application for Approval of Details Reserved by Condition, numbered PP-15078757, received by the City Council as Local Planning Authority on 13 July 2026.

• Sample photographs, received by the City Council as Local Planning Authority on 13 July 2026.

• Sample photograph of access gates, received by the City Council as Local Planning Authority on 16 August 2026.

• Details contained within agent email correspondence dated 16 August 2026.

The City Council, as Local Planning Authority, is satisfied that the proposed access gates are appropriate to the character and setting of the Listed Building. Accordingly, Condition 5 (Access Gates) attached to Listed Building Consent 144214/LO/2025 is hereby 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 6 (Fence Panels)

Condition 6 (Fence Panels) attached to Listed Building Consent 144214/LO/2025 is worded as follows:

“Notwithstanding the details included within the documents listed under condition no.2 of this approval, no above-ground works shall take place until:

1. Details of the proposed fence panels bordering the vehicle access off Wilmslow Road, including elevational drawings, materials, and finishes; and

2. Details demonstrating how the fence panels are to be installed and their precise location in relation to the listed piers and walls,

have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved materials and details.

Reason - To ensure there is no resulting harm to the setting of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework”.

The details submitted in support of this application, namely:

• Application for Approval of Details Reserved by Condition, numbered PP-15078757, received by the City Council as Local Planning Authority on 13 July 2026.

• Sample photographs, received by the City Council as Local Planning Authority on 13 July 2026.

• Sample photograph of access gates, received by the City Council as Local Planning Authority on 16 August 2026.

• Details contained within agent email correspondence dated 16 August 2026.

do not satisfy the requirements of the condition. In particular, the submission does not include:

• Elevational drawings of the proposed fence panels;

• Details of the proposed materials and finishes; or

• Details demonstrating the method of installation and the precise relationship of the fence panels to the listed piers and walls.

In the absence of this information, the City Council is unable to assess the impact of the proposed fence panels on the setting and significance of the Listed Building. Accordingly, Condition 6 (Fence Panels) attached to Listed Building Consent 144214/LO/2025 is not 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