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 5b (ground conditions), 6b (surface water drainage) and 30 (substation) attached to planning permission 144173/JO/2025.

Location:

Khanjra International Foods New Smithfield Market Whitworth Street East Manchester M11 2WW

Application reference:

OTH-2026-000686

Applicant:

Khanjra International Foods

Date of application:

15 June 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 no. 30 (substation)

The details on the following plans and documentation have been reviewed.

- Substation Layout and GRP enclosure plan Unit 2 ref: 354-SUB-002 rev.A

- Sprinkler system pumphouse and tank water supplies plan ref: 5603-NFF-ZZ-ZZ-DR-Y-01- rev.C01

- Email dated 13th February 2026 (with images of a Sprinkler tank- Steel Galvanised silver and pumphouse – Goosewing grey

-Email from planning agent dated 25th August 2026 confirming the substation would be green in colouration

- Email dated 1st September 2026 confirming that they are happy for the pump house be painted green on site to match the substation.

On the basis that the development is implemented in accordance with the details on the plans referenced above , as revised by the content of the emails from the planning agent dated 25th August 2026 and 1st September 2026 (in particular that both the pumphouse and the substation would be dark green in colouration), and sited in the locations shown on plan ref: LPA-UNIT 2- Site plan as proposed plan ref: 24014-C4P-80- S01ZZ-D-A-8003 rev.P05 (notwithstanding any reference to totem signage and flag poles and landscaping to south eastern boundary); condition no.30 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 5b (ground conditions)

The content of the Remediation and Enabling Work Strategy doc ref: 12-757-R4-8 dated January 2022 has been reviewed. It is considered that insufficient information has been provided for consideration to enable condition no.5b to be discharged.

Condition 5b requires the submission of a site investigation, and Remediation Strategy (if necessary), for Phase 2 of the site.

Condition 6b (surface water drainage)

The content of the Proposed drainage plan ref: 194-XOS-XX-XX-DR-C-5570 rev.C7 has been reviewed. It is considered that insufficient information has been provided for consideration to enable condition no.6b to be discharged.

The following further information is required:

- Hydraulic calculations
- Evidence of connection approval from United Utilities
- Construction details of flow control and all SuDS elements

Date: 01 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA