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 (Windows), 4 (Fixings) and 5 (Paint) attached to Listed Building Consent 143502/LO/2025.

**Location:**

William Kay House  327- 333 Oxford Road Manchester M13 9PG

**Application reference:**

OTH-2026-000665

**Applicant:**

Christopher Myk Halliday Meecham

**Date of application:**

08 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 (Windows)**

Condition 3 can be hereby be considered to be discharged provided that the windows are repaired and finished in accordance with the method within the letter from TRC dated the 13th of April 2026.

**Condition 4 (Fixings)**

Condition 4 is hereby be discharged on the basis that no new fixings are proposed as confirmed in the letter from Halliday Meecham Architects dated the 5th of June.

**Condition 5 - Paint**

Condition 5 can be considered to be discharged provided that the painting is in accordance with the drawing referenced 5807-HMA-WK-ZZ-DR-A-430003 Rev C01 received by the City as local planning authority on 5th June 2026 and that breathable paint is used as confirmed within the letter from Halliday Meecham Architects dated the 5th of June

Date: 03 September 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.