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 Condition 5 (CMP) and 7 (Network Rail Protection) attached to Planning Permission 138808/FO/2023.

Location:

Land at Charles Street Manchester

Application reference:

OTH-2026-000689

Applicant:

Mr Mike Bathurst

Date of application:

15 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.

CMP

On the basis of ongoing compliance with the following:

Construction Management Plan (CMP) For Charles Street Development Rev C by Watkin Jones stamped as received on 12-08-26 ;

Appendix A - Site Layout and Traffic Management Layout Rev 2; and

Highways Dwgs stamped as received on 12-08-26

the condition is discharged

Network Rail Protection

On the basis of ongoing compliance with the following:

RAMS – Charles Street Development (Rev A01, 28 May 2026) -Appendix A – Charles Street Logistics Plan (April 2026) -Appendix B – Mobile Elevating Work Platforms (Rev 1, 3 June 2026) -Appendix B – Risk Assessment: Working Adjacent to Network Rail -Appendix B – Groundworks Method Statement (Rev 01A, 28 May 2026) -Appendix C – Installation of SFS & Y Wall Sheathing Board (Rev 01, 4 June 2026) -Appendix C – Use of General Hand Tools (Rev 01, 4 June 2026) -Appendix C – Use of Portable Electrical Equipment (Rev 01, 4 June 2026) -Appendix C – Cladding Installation Method Statement (Rev 01, 4 June 2026) -Appendix C – Working from a Mast Climber (Rev 04, 4 June 2026) -Appendix D – Load Sheets from JTL 108-J30mT42m Propping (9 April 2026) -Appendix D – Supporting Drawings: SKA-WKJ-CSM-BZ-LZ-TC1-EL-101-P01 SKA-WKJ-CSM-BZ-LZ-TC1-LC-102-P01 SKA-WKJ-CSM-XX-GF-TC1-DI-005-P01 SKA-WKJ-CSM-XX-GF-TC1-DI-006-P01 SKA-WKJ-CSM-XX-GF-TC1-ER-001-P01 SKA-WKJ-CSM-XX-GF-TC1-ER-002-P01 SKA-WKJ-CSM-XX-GF-TC1-ER-003-P01 SKA-WKJ-CSM-XX-GF-TC1-ER-004-P01

the condition is discharged

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.