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 21(Fumes and Odours) and 30 (terrace screens) attached to Planning Permission 145555/JO/2026.

Location:

Land At Former Spire Manchester Hospital Russell Road Manchester M16 8AJ

Application reference:

OTH-2026-000750

Applicant:

Nicky Lloyd Great Places Housing Group

Date of application:

22 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 21 (Fumes and Odours)

The following information has been submitted in respect of planning condition 21(Fumes and Odours):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 12 August 2026.

-Cover Letter- Discharge of Condition 21, re: JM/22-036/LA, received by the City Council as Local Planning Authority on 12 August 2026.

The above details are considered to be acceptable to discharge condition 21 (part A & B) attached to planning permission referenced 145555/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

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 30 (terrace screens)

The following information has been submitted in respect of planning condition 30 (terrace screens):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 12 August 2026.

-General Arrangement Balcony Type 2 (6no), ref: KF648-001 - 03 Rev P02, received by the City Council as Local Planning Authority on 22 June 2026.

-General Arrangement Balcony Perforated Panel Detail, ref: KF648-001 - 02 Rev P02, received by the City Council as Local Planning Authority on 22 June 2026.

-Internal Elevations Screened Balcony Markup, ref: 2202_P04, received by the City Council as Local Planning Authority on 14 August 2026.

The information submitted to discharge condition 30 is not sufficient.

A physical sample of the terrace screen must be provided for review, showing both the pattern and edge of the screen.

Until such details are received and agreed, condition 30 cannot be discharged.

Date: 10 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA