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 (waste storage), 6 (electric vehicle charging points), 7 (partial discharge - Secured by Design accreditation), 10 (detailed landscaping scheme) and 12 (construction method statement) attached to Planning Permission 133107/FO/2022.

Location:

5 Cotton Hill Manchester M20 4XR

Application reference:

OTH-2026-000913

Applicant:

Mr Chris Ward Burton Road Investment Ltd

Date of application:

06 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 no. 3 (materials)

Condition 3 (materials) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition no. 6 (electric vehicle charging points)

Condition 6 (electric vehicle charging points) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition no. 7 (Secured by Design accreditation)

Condition 7 (partial discharge - Secured by Design accreditation) – The information submitted is sufficient to discharge the first element of the condition. In order to discharge the condition fully the Secured by Design certificate will need to be submitted.

Condition no. 12 (construction method statement)

Condition 12 (construction method statement) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered 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 4 (waste storage)

Condition 4 (waste storage) - The submitted information is insufficient to discharge this condition. Condition 4 cannot yet be discharged as the applicant will need to indicate the location of the refuse collection point and confirm how waste will be transferred to the collection point on collection day.

Condition 10 (detailed landscaping scheme)

Condition 10 (detailed landscaping scheme) - No information has been submitted to discharge this condition, therefore the condition has not been discharged.

Date: 16 September 2026

Signed: 

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