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 (Materials), 4 (CMP), 9 (Waste Management), 12 (EVC), 13 (Landscaping) and, 15 (Security) attached to Planning Permission 145321/FO/2026.

**Location:**

239 Dickenson Road Manchester M13 0YW

**Application reference:**

OTH-2026-001316

**Applicant:**

SSG Sustainable Living

**Date of application:**

11 August 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 (materials)**

The external materials detailed within the Discharge of Planning Conditions document, received by the City Council as Local Planning Authority on 11 August 2026, are satisfactory. Subject to implementation of the agreed details, condition 3 can be discharged.

**Condition 4 (CMP)**

The Construction Management Plan incorporated within the submitted Discharge of Planning Conditions document, received by the City Council as Local Planning Authority on 11 August 2026, is satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

**Condition 9 (waste management)**

The waste management strategy incorporated within the Discharge of Planning Conditions document, received by the City Council as Local Planning Authority on 11 August 2026, is satisfactory. Subject to implementation of the agreed details, condition 9 can be discharged.

**Condition 12 (EVC)**

The electric vehicle charging provision detailed within the Discharge of Planning Conditions document, received by the City Council as Local Planning Authority on 11 August 2026, is satisfactory. Subject to implementation of the agreed details, condition 12 can be discharged.

**Condition 13 (landscaping)**

The landscaping scheme detailed within the Discharge of Planning Conditions document, received by the City Council as Local Planning Authority on 11 August 2026, is satisfactory. Subject to implementation of the agreed details, condition 13 can be discharged.

**Condition 15 (security)**

The security measures within the Discharge of Planning Conditions document, received by the City Council as Local Planning Authority on 11 August 2026, is satisfactory. Subject to implementation of the agreed details, condition 15 can be discharged.

Date: 17 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.