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 9a (Local Labour Proposal), 12 (Landscape), 14a (Noise commercial/amenity), 36 (EVCs) and 48 (Wind Mitigation Measures) attached to Planning Permission 142744/JO/2025.

Location:

Land At Cornbrook Road Manchester

Application reference:

OTH-2026-000278

Applicant:

FG Vivere Manchester Ltd FG Vivere Manchester Ltd

Date of application:

11 May 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 9a - Local Labour Proposal

Part a) of Condition 9 is discharged on the basis that the development is carried out in accordance with the submitted Local Labour Construction - Proposal and Reporting Template received by the Local Planning Authority on 11 May 2026.

Condition 12 - Landscape

Condition 12 is discharged on the basis that the development is carried out in accordance with the following submitted information prior to the first occupation of the residential element of the development:

1169-WRI-XX-00-DR L-1000 rev. P02 General Arrangement Plan received by the Local Planning Authority on 4 August 2026;

1169-WRI-XX-00-DR-L-1001 rev. P02 Indicative Screening Plan received by the Local Planning Authority on 4 August 2026;

1169-WRI-XX-00-DR-L-0004 rev. P03 Softworks Plan received by the Local Planning Authority on 4 August 2026;

1169-WRI-XX-00-DR-L-0005 rev. P01 Furniture received by the Local Planning Authority on 11 May 2026;

1169-WRI-XX-00 DR-L-0008 rev. P02 Tree Planting Strategy received by the Local Planning Authority on 11 May 2026;

1169-WRI-XX-XX-DR-L-0011 rev. P01 Boundary Treatment received by the Local Planning Authority on 11 May 2026;

1169-WRI-XX-XX-DR-L-0012 rev. P02 Wind Mitigation Strategy received by the Local Planning Authority on 4 August 2026;

1169-WRI-XX-00-DR-L-2000 rev. P02 Hardworks Plan received by the Local Planning Authority on 4 August 2026;

1169-WRI-XX-00-DR-L-2001 rev. P01 Hardworks Details received by the Local Planning Authority on 4 August 2026;

1169 WRI-XX-00-DR-L-2002 rev. P01 Kerbs and Edging Plan received by the Local Planning Authority on 11 May 2026;

1169-WRI-XX-00-DR-L 2003 rev. P01 Kerbs and Edge Details received by the Local Planning Authority on 11 May 2026;

1169-WRI-XX-XX-DR-L-7000 rev. P01 Street Furniture Details received by the Local Planning Authority on 11 May 2026;

1169-WRI-XX-XX-DR-L-7001 rev. P03 Screening, Fencing and Wind Mitigation Details received by the Local Planning Authority on 4 August 2026;

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Condition 14a - Acoustics (Commercial/Amenity)

Part a) of condition 14 is discharged on the basis that the development is carried out in accordance with the following submitted information:

Acoustic Assessment Report prepared by Jameson Acoustics (ref. 22101-RP-5-R0) dated 5 February 2026, received by the Local Planning Authority on 11 May 2026.

Condition 36 - Electric Vehicle Charging Points

Condition 36 is discharged on the basis that the development is carried out in accordance with the following submitted information and the approved details are implemented and made available prior to the first occupation of the residential and apart hotel uses. The charging points shall be retained and maintained throughout the use of the development:

8353-LRW-ZZ-00-DR-A-90-100 C01 EVC Layout for Cornbrook scheme to support discharge of condition 36 - REV 01 received by the Local Planning Authority on 14 July 2026; and

Easee Charge Pro Product Sheet (ref. V1_01) received by the Local Planning Authority on 11 May 2026.

Condition 48 - Wind Mitigation Measures

Condition 48 is discharged on the basis that the development is carried out in accordance with the following submitted information and the mitigation measures hereby approved are implemented prior to the first use of the residential and apart-hotel elements of the scheme and are retained thereafter:

1169-WRI-XX-XX-DR-L-0012 rev. P02 Wind Mitigation Strategy Plan received by the Local Planning Authority on 4 August 2026;

1169-WRI-XX-XX-DR-L-7001 rev. P03 Screening, Fencing and Wind Mitigation Details Plan received by the Local Planning Authority on 4 August 2026; and

8353-LRW-ZZ 03-DR-A-27-103 rev. C01 Entrance Canopies Setting Out received by the Local Planning Authority on 11 May 2026.

Date: 04 August 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.