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 4 (Site Management), 5 (Security measures), 7 (Cycle Storage), 8 (EVC), 9 (Travel Plan) and 10 (Waste Management) attached to Planning Permission referenced 142208/FO/2025.

Location:

Victoria House 21 Manor Street Manchester M12 6HE

Application reference:

OTH-2026-001100

Applicant:

Sunil Ahuja

Date of application:

30 July 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.

Site management

The discharge of condition 4 (Site Management) is approved subject the implementation of the development in accordance with document referenced Operational Management Plan received by the Council as local planning authority on 21 July 2026.

The Operational Management Plan shall be implemented in accordance with the Crime Impact Statement received by the Council as local planning authority on 20 February (as part of related planning application Ref: 142208/FO/2025). The implemented measures shall remain in situ whilst the authorised accommodation is in situ.

Security measures

The discharge of condition 5 (Security measures) is approved subject to the implementation of the development in accordance with the following drawings and document received by the Council as local planning authority on 7 September 2026:

Proposed Security Strategy Ref: AP12.01 Rev A;

Email from JH Architects dated 7 September 2026.

The approved crime reduction and security measures shall be implemented before the occupation of the development and maintained in situ thereafter.

Cycle storage

The discharge of condition 7 (Cycle storage) is approved subject to the implementation of the development in accordance with drawing referenced Proposed Cycle Storage Ref: AP10.01 received by the Council as local planning authority on 21 July 2026. The approved storage arrangements for a maximum of 10 cycles shall be implemented before the occupation of the development and maintained in situ thereafter.

EV charging

The discharge of condition 8 (EV charging) is approved subject to the development being implemented in accordance with the following document and drawing received by the Council as local planning authority on 21 July 2026 and 7 September 2026 and referenced:

i. Electric Vehicle Charger Installation Guide Rev. 01;

ii. Proposed site plan and EV charging Rev. AP3.01.

The single installed EV changing point shall be maintained in situ whilst the authorised development is in use.

Travel plan

The discharge of condition 9 (Travel Plan) is approved subject to the implementation of the development in accordance with submitted Staff Travel Plan (Version 1) received by the Council as local planning authority on 21 July 2026. The approved staff travel plan shall be implemented in full whilst the authorised development is in use.

Waste management

The discharge of condition 10 (Waste Management) is approved subject to the development being implemented in accordance with the following documents referenced Proposed Waste Strategy Ref: AP11.01 received by the Council as local planning authority on 21 July 2026. The approved waste and recycling management measures shall be implemented upon occupation of the development and maintained in situ whilst it is in operation.

Date: 23 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.