MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Manchester College (Openshaw Campus)

Address Line 1

Ashton Old Road

Address Line 2

Openshaw

Address Line 3

Town/city

Manchester

Postcode

M11 2WH

Description of site location must be completed if postcode is not known:

Easting (x)

387643

Northing (y)

397250

Description

Applicant Details

Name/Company

Title

Mr

First name

Niall

Surname

Wright

Company Name

The Manchester College

Address

Address line 1

Whitworth House

Address line 2

Ashton Old Road

Address line 3

Town/City

Manchester

County

Country

Postcode

M11 2WH

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Melissa

Surname

Murphy

Company Name

10architect Ltd

Address

Address line 1

12

Address line 2

Hilton Street

Address line 3

Town/City

MANCHESTER

County

Country

Postcode

M1 1JF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a two-storey Class F1 (a) (provision of education) building comprising engineering, fabrication and welding workshops to the ground floor, classrooms and ancillary space to a partial first floor, demolition of the existing single storey auto electrical workshop, modifications to existing fences with bin storage area, and reconfiguration of parking.

Reference number

144410/FO/2025

Date of decision (date must be pre-application submission)

11/02/2026

Please state the condition number(s) to which this application relates

Condition number(s)

9) a) Before the development is hereby approved is occupied or brought into use any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme, submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment (relevant to that Phase). The approved scheme shall be completed before the development is occupied or brought into use.

10) Prior to the use of the engineering, fabrication and welding workshops building, hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The engineering, fabrication and welding workshops building shall then be used in accordance with the approved hours.

15 b) Prior to the installation of the fencing to the condenser enclosure, finalised details of the height of the fencing shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the use of the engineering, fabrication and welding workshops building and shall thereafter be retained.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

02/03/2026

Has the development been completed?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 9 - 32965-RP-PNA-1-REV0-NJM-Plant Noise Assessment
Condition 9 - 1461-R-260922 _ Planning Condition 9 File Note

Condition 10 - The following is proposed: Mondays to Saturdays 08:00 to 20:00.

Condition 15 b - OPEB-10A-V9-XX-DR-A-9022_Proposed Condenser Compound_L2

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Melissa Murphy

Date

24/09/2026