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 16 (30 Year management plan - Phase 2 only), 24 (Travel Plan - Phase 2 only), 27 (Highway Works - Phase 2 only), 39 (Servicing Strategy - Phase 2 only), 42 (Car Park Management - Phase 2 only), and 43 (Servicing Strategy - Phase 2 only) attached to Planning Permission 138730/FO/2023.

Location:

Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Food store And Newton Street Manchester M40 1EZ

Application reference:

OTH-2026-001344

Applicant:

Casey Group

Date of application:

13 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 16- 30 Year management plan - Phase 2 only

The following information has been submitted in respect of planning condition 16 (30 Year management plan - Phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 13 August 2026.

-Landscape/Street Furniture Maintenance Plan (One Manchester), received by the City Council as Local Planning Authority on 13 August 2026.

The above details are considered to be acceptable to discharge condition 16 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 24- Travel Plan - Phase 2 only

The following information has been submitted in respect of planning condition 24 (Travel Plan - Phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 13 August 2026.

-Oldham Road Phase 2- Travel Plan Framework- Curtins, ref: 82864-cur-xx-xx-t-tp-00006 P02, received by the City Council as Local Planning Authority on 13 August 2026.

The above details are considered to be acceptable to discharge condition 24 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Within six months of the first occupation of phase 2 of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Condition 27- Highway Works - Phase 2 only

The following information has been submitted in respect of planning condition 27 (Highway Works - Phase 2 only):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing- 074031- CUR-00-XX-DR-C-95101-P06 - S278 General Arrangement, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95102-P04 - S278 Site Clearance, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95103-P05 - S278 Construction Layout, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95104-P05 - S278 Levels, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95105-P04 - S278 Legal Drawing, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95106-P04 - S278 Drainage, received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95107-P04 - S278 SPA , received by the City Council as Local Planning Authority on 13 August 2026.

-Drawing -074031- CUR-00-XX-DR-C-95108-P04 - S278 TRO, received by the City Council as Local Planning Authority on 13 August 2026.

The above details are considered to be acceptable to discharge condition 27 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 39- Servicing Strategy - Phase 2 only

The following information has been submitted in respect of planning condition 39 Servicing Strategy - Phase 2 only:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 13 August 2026.

-Oldham Road PH2- Service Management Note (One Manchester), received by the City Council as Local Planning Authority on 13 August 2026.

The above details are considered to be acceptable to discharge condition 39 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 42- Car Park Management - Phase 2 only

The following information has been submitted in respect of planning condition 42 Car Park Management - Phase 2 only:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 13 August 2026.

-Oldham Road PH2- Car Park Management Plan (One Manchester), received by the City Council as Local Planning Authority on 13 August 2026.

The above details are considered to be acceptable to discharge condition 42 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Condition 43- Servicing Strategy - Phase 2 only

The following information has been submitted in respect of planning condition 43 Servicing Strategy - Phase 2 only:

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 13 August 2026.

-Oldham Road PH2- Service Management Note (One Manchester), received by the City Council as Local Planning Authority on 13 August 2026.

The above details are considered to be acceptable to discharge condition 43 for Phase 2 only attached to planning permission referenced 138730/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

Date: 07 October 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.