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(Archaeology) and 11 (Biodiversity and Tree Mitigation) attached to Planning Permission 133406/VO/2022.

Location:

Land at the Junction of Jersey Street and Poland Street Jersey Street Manchester

Application reference:

OTH-2026-001191

Applicant:

Mr Rory Gaffney Manchester City Council

Date of application:

06 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.

Archaeology

The following information has been submitted in respect of this condition:

- Document: Jersey Street Bridge Historic Building Investigation and Watching Brief Report Version 2.0, dated October 2023, prepared by University of Salford. (Received 30 July 2026)

The above information has been considered and is acceptable in respect parts (1) to (5) of Condition 4. Condition 4 is now formally discharged.

Biodiversity and Tree Mitigation

The following information has been submitted with respect of this condition:

Drawing: 2895G-PLA-XX-XX-DR-L-2000 C01

Drawing: 2895G-PLA-XX-XX-DR-L-2001 C01

Drawing: 2895G-PLA-XX-XX-DR-L-0001 C01

(All received 30 July 2026)

The above information has been considered and is acceptable. Condition 7 is now formally discharged.

Date: 09 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.