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 9 (Cycle parking) and 30 (Terrace screens) attached to planning permission 145555/JO/2026

Location:

Land at Former Spire Hospital Russell Road M16 8AJ

Application reference:

OTH-2026-001631

Applicant:

Nicky Lloyd Great Places Housing Group

Date of application:

14 September 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 9 (Cycle parking)

The following information has been submitted in respect of planning condition 9 (Cycle parking):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 14 September 2026.

-Plan- Cycle Storage Solutions, ref: BSS-P-35438-94-001, received by the City Council as Local Planning Authority on 14 September 2026.

-Plan and Elevations- Cycle Storage Solutions, received by the City Council as Local Planning Authority on 14 September 2026.

-Plan- Cycle Storage Markup- CYCLE STORAGE TO BE PROVIDED ON SITE, ref: 101 P09, received by the City Council as Local Planning Authority on 12 October 2026.

-Email Correspondence- Agent explanation re amount of Cycle Storage Provision, received by the City Council as Local Planning Authority on 12 October 2026.

The above details are considered to be acceptable to discharge condition 9 attached to planning permission referenced 145555/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 30 (Terrace screens)

The following information has been submitted in respect of planning condition 30 (Terrace screens):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 14 September 2026.

-Plan- GA Elevations -Internal Courtyard- Screened Balcony Markup, ref: RUS -TRI -ZZ -ZZ -DR -A -2202, received by the City Council as Local Planning Authority on 14 September 2026.

-Plan- General Arrangement Balcony Type 2 (6no), ref: KF648-001 – 03, received by the City Council as Local Planning Authority on 14 September 2026.

-Plan- General Arrangement Balcony Perforated Panel Detail, ref: KF648-001 – 02, received by the City Council as Local Planning Authority on 14 September 2026.

-In Person Sample provided by Agent, received by the City Council as Local Planning Authority on 15 September 2026.

The above details are considered to be acceptable to discharge condition 30 attached to planning permission referenced 145555/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Date: 19 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.