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 3 (Arboricultural Impact Assessment) , 4 (Arboricultural Method Statement), 5(a) (Materials), 6 (Boundary Walls and Railings), 7 (Lift Maintenance Plan), 8 (Bird and Bat Boxes) 10(a) (Landscaping) attached to Planning Permission 144797/FO/2025.

Location:

William Kay House 327- 333 Oxford Road Manchester M13 9PG

Application reference:

OTH-2026-000735

Applicant:

Christopher Myk Halliday Meecham

Date of application:

25 June 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.

Arboricultural Impact Assessment

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

Arboricultural Impact Assessment, William Kay House, 26/AIA/MAN/49, prepared by Tree Solutions, dated May 2026 (Received 8 June 2026)

The above information has been considered and is acceptable. Condition 3 is now formally discharged.

Arboricultural Method Statement

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

Arboricultural Method Statement, William Kay House, 26/AMS/MAN/49, prepared by Tree Solutions, dated May 2026 (Received 8 May 2026)

The above information has been considered and is acceptable. Condition 4 is now formally discharged.

Materials

The following information has been submitted with respect of part (a) this condition:

On site inspection of materials

Document: EKH Railings and Handrail Specification (Received 8 June 2026)

Drawing: 5807-HMA-WK-ZZ-DR-A-90403 (Received 8 June 2026)

The above information has been considered and is acceptable with respect of part (a). Condition 5(a) is now formally discharged. No further action is required.

Boundary Walls and Railings

The following information has been submitted with respect of part (a) this condition:

On site inspection of materials

Document: EKH Railings and Handrail Specification (Received 8 June 2026)

Drawing: 5807-HMA-WK-ZZ-DR-A-90403 (Received 8 June 2026)

The above information has been considered and is acceptable with respect of part (a). Condition 5(a) is now formally discharged. No further action is required.

Lift Maintenance Plan

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

Product Specification: Pollock Lifts 65 Series Through Access Step Lift, 65900982-C (Received 10 September 2026.)

The above information has been considered and is acceptable. Maintenance should procced in accordance with Section 6 of the above document. Condition 7 is now formally discharged.

Bird and Bad Boxes

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

Drawing: 5807-HMA-WK-ZZ-DR-A-20103 Revision C04

The above information has been considered and is acceptable. Condition 8 is now formally discharged.

Landscaping

The following information has been submitted with respect of part (a) this condition:

Drawing: 5807-HMA-WK-ZZ-DR-A-90403 Revision P05 (Received 9 October 2026)

The above information has been considered and is acceptable. Condition 10(a) is now formally discharged. No further action is required.

Date: 26 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.