

**Town & Country Planning Act 1990 (as amended)**  
**Planning (Listed Building & Conservation Area) Act 1990 (as amended)**

**Partial approval of details reserved by condition**

**Applicant**

Mohbeen  
125 Droylsden Road  
Manchester  
M40 1NT

**Agent (if used)**

Mr Sam Golding  
Gold Sketch Studios Ltd  
55a Bury Old Road  
Prestwich  
M25 0FG

**Part 1 – Particulars of the application/development**

---

**Proposal:** Discharge of conditions 2a (noise), 4 (bin storage) and 5 (bike storage) attached to planning permission 142501/P3MAAP/2025.

**Location:** 125 Droylsden Road, Manchester, M40 1NT

**Date of application:** 9 July 2025

**Application number:** CDN/25/0655

**Part 2 – Particulars of decision (a)**

---

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

**Condition 4 (bin storage)**

The waste management strategy detailed within the pro forma and on drawing referenced 503/Rev 2,m received by the City Council as Local Planning Authority on 9 September 2025 is satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

**Condition 5 (bike storage)**

The cycle storage details shown on drawing referenced 503, together with the accompanying cycle storage rack specification, received by the City Council as Local Planning Authority on 9 July 2025, is satisfactory. Subject to implementation of the agreed details, condition 5 can be discharged.

**Part 2 – Particulars of decision (b)**

---

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

**Condition 2a (noise)**

It has not been satisfactorily demonstrated that the apartments can be acoustically insulated to the required standard.

Based on the information supplied, there is limited opportunity to open windows, therefore the assessment should have been done with mechanical ventilation for the criteria. Environmental Health are not satisfied that there is no mechanical ventilation where windows are not openable due to the implications for noise and security. On this basis, condition 2a cannot be discharged.

Date: 30 September 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe  
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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-inspectorate](http://www.gov.uk/appeal-planning-inspectorate). 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.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.