MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant	Agent (if used)
Mr David Hardman Bridgestone Construction Cartwright Street Newton Hyde SK14 4EH	Miss Ellie Philcox Euan Kellie Property Solutions Neo 9 Charlotte Street Manchester M21 8BP

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions: 12 (landscaping), 14 (highway works), 26 (window details) and 35 (privacy screens) attached to planning permission referenced 143227/JO/2025

Location: Vacant Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive, Manchester

Date of application: 5 August 2025

Application number: CDN/25/0749

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 35 - Privacy Screens
The submited privacy screen details are acceptable. In order to comply with condition 35 these details need to be installed prior to first occupation of the relevant residential units and be retained thereafter.

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 12 - Landscaping
As a result of recently approved variation of condition approval that this condition discharge request relates to, additional details are required to fulfil condition 12. Whilst the general proposals are acceptable further consideration of larger specimen trees to

be planted at the site should be considered together with mitigation tree planting in the form of a street tree adjacent the site. As such condition 12 is not discharged at this time.

Condition 14 - Highway Works
Condition 14 cannot be discharged at this time as information relating to all elements of the condition do not appear to have been provided.

Condition 14 states the following highway works are subject to submission of information:
- Footway alterations to The Avenue including details of tactile paving and dropped kerbs
- Details of necessary Traffic Regulation Orders to The Avenue and The Boulevard
- Details of the provision of a car club bay location
- Details of the provision of on-street cycle hire stand and bikes

Condition 26- Window Details
The submitted details are not acceptable and condition 26 is not discharged at this time.

The condition relates to a number of windows on the east elevation and not just those serving corridors, only information relaitng to corridor windows has been submitted and therefore this condition can not be complied with.

Date: 27 October 2025

Signed: 

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. 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.