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)
Sam Taylor HSPG Use.Space 31 Ardwick Green Manchester M12 6PN	Jason Cartwright P4B Architecture Ltd 15 Memorial Road Worsley Manchester M28 3AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 3 (Materials), 4 (Construction Management), 5 (Ground Conditions), 9 (Acoustic Insulation), 11 (Drainage), 13 (External Lighting), 15 (Environmental Standards) and 18 (Landscaping) attached to planning permission 141161/FO/2024

Location: Langdale Mews, Langdale Avenue, Manchester, M19 3NT

Date of application: 23 June 2025

Application number: CDN/25/0591

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 3 (materials)
The external materials detailed on drawing referenced 23061, received by the City Council as Local Planning Authority on 23 June 2025, are satisfactory. Subject to implementation of the agreed details, condition 3 can be discharged.

Condition 4 (CMP)
The following information has been assessed as being acceptable:

-E-mail from P4BA dated 23 July 2025 confirming emergency contact details;

-E-mail from P4BA dated 21 July 2025 showing site plan and access details;

-Parking and vehicle routing plan received by e-mail date 21 July 2025;

-Swept path drawings referenced 168731-001 and 168731-002, received by e-mail dated 12 August 2025;

-Construction and Environmental Management Plan , received by the City Council as Local Planning Authority on 23 June 2025.

Subject to implementation of the agreed details, condition 4 can be discharged.

Condition 5 (ground conditions)
The following details have been assessed as being satisfactory:

-Phase 1 Geo Environmental Desk Study (A6814/25/FDS dated May 2025), prepared by Earth, Environmental and Geotechnical, received by the City Council as Local Planning Authority on 23 June 2025.

-Watching Brief / Discovery Strategy with accompanying e-mail, received by the City Council as Local Planning Authority on 12 August 2025.

Subject to implementation of the agreed details, condition 5 can be discharged.

Condition 13 (external lighting)
The external lighting scheme shown on drawing referenced MMA19394/001, together with the accompanying Environmental Impact Assessment and Lighting Design Category Selection Process report (Ref: MMA19394) and Risk Assessment and Outdoor Lighting Report, prepared by MMA Lighting Consultancy, received by the City Council as Local Planning Authority on 23 June 2025, is acceptable. Subject to implementation of the agreed details, condition 13 can be discharged.

Condition 15 (landscaping)
The landscaping scheme shown on drawing referenced 2550_01, received by the City Council as Local Planning Authority on 23 June 2025, is satisfactory. Subject to implementation of the agreed details, condition 15 can be discharged.

Condition 18 (ES)
The details contained within the Environmental Standards Statement prepared by EAL Consult, received by the City Council as Local Planning Authority on 30 June 2025, is satisfactory. Subject to implementation of the agreed details, condition 18 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 9 (acoustic insulation)
The submitted overheating assessment report includes a recommendation for mechanical ventilation in Apartment 1. This
additional mitigation measure therefore requires inclusion within an updated acoustic report.

Until such time that satisfactory detail are received and agreed in writing by the City Council as Local Planning Authority, condition 9 cannot be discharged.

Condition 11 (drainage)
The submitted details are insufficient. The following additional details are required:

-Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or connection will suffice;

-An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

-Hydraulic calculations of the proposed drainage system, including all design parameters;

-A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and
proposed buildings (including basements);

-A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s;

-A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753);

-Construction details of flow control and SuDS elements;

-Finished floor levels and proposed ground levels plan.

Until such time that satisfactory details are received and agreed in writing by the City Council as Local Planning Authority, condition 11 cannot be discharged.

Date: 2 September 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.