

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

Approval of details reserved by condition

Applicant

Ms Kirsty Wright
Westchurch Homes Limited
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 15 part c (Noise attenuation) attached to planning permission 142788/JO/2025.

Location: Land Off Louisa Street, Manchester

Date of application: 30 July 2025

Application number: CDN/25/0731

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 15c (Noise attenuation)

The content of the plans and documentation referenced below has been reviewed.

- Acoustic Verification Assessment - Plots 20-29 Report ref: P22-313-M04 v1 received 30th July 2025
- Acoustic Verification Assessment - Plots 54-71 Report ref: P22-313-M05 v1 received 11th August 2025
- Email from the applicant's acoustician correspondence dated 20th August 2025.
- Applicant email dated 21st August 2025 confirming that all mitigation measures detailed in the approved noise report have been installed as specified.
- Visual of acoustic fence measurement received 29th September 2025
- Correspondence confirming Mass of 11.66kg/m2 dated 30th September 2025 and Acoustic Fence Detail 2.2m & 3m Height Overall plan ref: AF01 rev.B received 30th September 2025.

The content of the plans and documentation related to Plots 20-29 and Plots 54-71 is considered to be acceptable.

The contents of the Memo ref: P22-313-M02v1 from Hepworth Acoustics in relation to Plot nos. 1-19 and 30 -53 was reviewed previously as part of discharge of condition application ref: CDN/24/1061 , and it was confirmed to you on 9th December 2024, that

the recommendation within the Memo ref: P22-313-M02v1 that Plots 1-19 and 30-53 could be occupied without the need for a verification report was accepted, and that you had complied with the requirements of condition 16 part c in respect of plot nos. 1-19 and 30-53.

On the basis of the plans and documentation specified above, and taking account of the compliance with the requirements of condition 16 part c in respect of plot nos. 1-19 and 30-53 on 9th December 2025, I can confirm that condition no.15c is discharged.

Date: 1 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 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-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 his 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.