

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

Approval of details reserved by condition

Applicant

Mr Graham Morley
Wythenshawe Community Housing Group
8 Poundswick Lane
Manchester
M22 9TA

Agent (if used)

Ms Leonie Millington
Arcus Consulting Ltd
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Dane Road
Manchester
M33 7AR

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 15 (ES), 16 (Noise), 17 (external plant) and 19 (window details) attached to planning permission referenced 138185/FO/2023

Location: Site Of The Former British Legion Social And Welfare Club, Woodhouse Lane, Manchester

Date of application: 19 May 2025

Application number: CDN/25/0459

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.

Environmental Standards

The Environmental Standards Statement submitted by the Energy Counsel document ref Ref: Z60104 as supporting information to discharge condition 15 has been reviewed and the information is sufficient to discharge this condition.

Noise

The information submitted in the Noise Impact Assessment by Azymuth Acoustics together with the additional information submitted for the Mechanical Ventilation MRXBOX-EC02 specification received 14th July 2025 have been assessed and as such condition 16 can now be discharged.

External Plant

The applicant has submitted confirmation that there is no external plant proposed and therefore condition 17 is considered discharged.

Window detail

The information submitted drawing ref 210004 P1 for the Detail: 01 - Foundation / Window Cill and Detail 02- Window Head have been assessed and are considered acceptable. Therefore Condition 19 Window detail can be fully discharged.

Date: 4 August 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.