

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

Partial approval of details reserved by condition

Applicant

Miss Shannon Cooke
Kellen Homes
105 Dalton Avenue
Birchwood Park
Warrington
Cheshire
WA3 6YF

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 10 (cycle storage for residential), 11a (travel plan for residential), 14a (Electric Vehicle Charging for residential) condition 34a (landscape management for houses), and condition 36a ((landscape management for area adjacent to substation) attached to planning permission 138788/FO/2023

Location: Land At Mount Road, Manchester, M18 7QR

Date of application: 20 June 2025

Application number: CDN/25/0584

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 no. 14a (EVC for residential)

The Electric Vehicle Charging unit details on the 7.4kW Universal Data Sheet ref: BR-AC7000-01 have been reviewed and are considered to be acceptable. On the basis that the details on the 7.4kW Universal Data Sheet ref: BR-AC7000-01 are implemented in accordance with the locations on Proposed Site plan ref: KH007 A-100 rev. P14 prior to the first occupation of the dwellings hereby approved, condition no.14a is discharged.

Condition no. 34a (landscape management)

The measures in the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024 has been examined and is considered to be acceptable. On the basis that the development is implemented in accordance with the details within the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024, condition no.34a is discharged.

Condition no. 36a (landscape management)

The measures in the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024 has been examined and is considered to be satisfactory. On the basis that the development is implemented in accordance with the details within the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024, condition no.36a is 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 no. 10 Cycle storage resi

The details on the foldable cycle storage specification sheet received 1st August 2025 and in the email from Kellen Homes dated 4th August 2025 in which they confirm the provision of an adult fold up bicycle for each of the dwellinghouses prior to occupation, and that Kellen will evidence this to Manchester City Council has been reviewed. On the basis that these arrangements are implemented in accordance with the approved details, and all the agreed works are completed prior to the dwellinghouses being brought into use and are retained thereafter, condition no.10 has been satisfied in relation to the dwellinghouse element of the development. However, as condition no.10 is related to all residential development at the site, which includes apartments, condition no.10 cannot be formally discharged until details related to a travel plan for the apartment development is provided for consideration.

Condition no. 11a Travel plan resi

The Travel Plan Framework Doc Ref: CBO-0767-006 Issue 5 - Final dated 29.11.2023 has been reviewed and is considered to be satisfactory in relation to the proposed dwellinghouses. On the basis that the measures within the framework are implemented you have satisfied condition no.11a in relation to the dwellinghouses. However, as condition no.11a is related to all residential development at the site, which includes apartments, condition no.11a cannot be formally discharged until details related to a travel plan for the apartment development is provided for consideration.

Date: 6 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 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.