

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

Partial approval of details reserved by condition

Applicant

Mr Mark Barnes
Casey Group
Rydings Road
Rochdale
OL12 9PS

Agent (if used)

John McCall Architects
John McCall Architects
No1 Arts Village
Henry Street
Liverpool
L1 5BS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 6 (construction management), 7 (highways works), 10 (flood), 12a (acoustics and overheating), 13a (contaminated land), 15a (air quality), 24 (construction environmental management plan) and 26 (invasive non-native species) attached to planning permission 141051/JO/2024

Location: Land At Whitemoss Road And Woodmere Drive, Manchester

Date of application: 25 April 2025

Application number: CDN/25/0395

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 6 (construction management)

The following information has been submitted in respect of planning condition 6 (construction management):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.
- Traffic Management Plan Whitemoss Road (Casey), numbered 003, stamped and received by the City Council as Local Planning Authority on 16 June 2025.
- Construction Environmental Management Plan (Casey), stamped and received by the City Council as Local Planning Authority on 24 June 2025.

The above details are considered to be acceptable to discharge condition 6 attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

The applicant should be advised to make contact with the council's Highway Network Management teams to discuss the following:

- Pedestrian and traffic management plans:

- *What will be the effect on vehicular and pedestrian movement?

- *Are there any temporary road/footway closures or diversions, including Section 50, required to facilitate the development?

- *Are works to the back of kerb or right on the kerb edge?

- *Any requirements for licensing, hoarding / scaffolding, skips.

- Are new utility connections, i.e. new electricity supply, required? if so, where will these be coming from?

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Condition 10 (flood)

The following information has been submitted in respect of planning condition 10 (flood):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.

- Sewers Constraints Plan, numbered WMR-AJP-ZZ-00-DR-C-1005- P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- S104 S.W Catchment Areas, numbered WMR-AJP-ZZ-00-DR-C-1040-P03, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- Typical Drainage Details, numbered WMR-AJP-ZZ-00-DR-C-1060-P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- Typical Drainage Details, numbered WMR-AJP-ZZ-00-DR-C-1061-P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- Flood Routing Plan, numbered WMR-AJP-ZZ-00-DR-C-1070-P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- Flood Routing Plan, numbered WMR-AJP-ZZ-00-DR-C-1071-P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- Attenuation Tank Details, numbered WMR-AJP-ZZ-00-DR-C-1072- P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- 223-009 Proposed S.W Network - Rev D, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Outline Drainage Layout, numbered WMR-AJP-ZZ-00-DR-C-1000-P08, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Outline Drainage Layout, numbered WMR-AJPZZ-00-DR-C-1001-P08, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Outline Drainage Layout, numbered WMR-AJP-ZZ-00-DR-C-1002-P03, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Manhole Schedules, numbered WMR-AJP-ZZ-00-DR-C-1010-P04 S104 Manhole Schedules, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Attenuation Tank Details, numbered WMR-AJP-ZZ-00-DR-C-1073-P02, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Control Manhole Details, numbered WMR-AJP-ZZ-00-DR-C-1090-P03, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- Control Manhole Details, numbered WMR-AJP-ZZ-00-DR-C-1091-P01, stamped and received by the City Council as Local Planning Authority on 18 June 2025.

- External Works Details (1 of 3), numbered WMR-AJP-ZZ-00-DR-C-1420-P01, stamped and received by the City Council as Local Planning Authority on 18 June 2025.
- Section 38 Longsections, numbered WMR-AJP-ZZ-00-DR-C-1510-P05, stamped and received by the City Council as Local Planning Authority on 18 June 2025.
- S104 Land Registry Plan, numbered WMR-AJP-ZZ-00-DR-C-1050-P05, stamped and received by the City Council as Local Planning Authority on 18 June 2025.
- UU Approval Email, stamped and received by the City Council as Local Planning Authority on 10 July 2025.

The above details are considered to be acceptable to discharge condition 10 attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

Condition 12a (acoustics and overheating)

12a) The following information has been submitted in respect of planning condition 12a (acoustics and overheating):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.
- Condition 12. Whitemoss - Point 5. Maintenance Plan for Fence, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Whitemoss Part O CIBSE TM59 Risk of Overheating Report Rev A, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 1_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 2_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 3_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 4_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 5_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 6_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 7_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 8_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 9_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 10_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 11_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 12_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 13_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 14_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 15_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 16_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- EES Report Module Summary Unit 17_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 18_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 19_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 20_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 21_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 22_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 23_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 24_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 25_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 26_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 27_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 28_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 29_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 30_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Noise Assessment- Discharge of Condition 12, numbered 50-477-TN2-4, DATED 25TH JUNE 2025, stamped and received by the City Council as Local Planning Authority on 27 June 2025.

The above details are considered to be acceptable to discharge condition 12a attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Condition 13a (contaminated land)

13a) The following information has been submitted in respect of planning condition 13a (contaminated land):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.
- Phase 1 Whitemoss Road Comp, numbered 077873-CUR-00-XX-RP-GE-007-V01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Phase 1 Dam Head Drive Comp, numbered 077873-CUR-00-XX-RP-GE-009-V01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-Whitemoss Road Letter Report Phase 2, numbered 077873-CUR-00-XX-RP-GE-040-P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-Dam Head Drive Letter Report Phase 2, numbered 077873-CUR-00-XX-RP-GE-042 P01, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-BEK- Asbestos Management Plan - Ref BEK-24070-2 December 2024, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-BEK- Remediation & Enabling Works Strategy, ref BEK-24070- 1 Rev D (dated June 2025), stamped and received by the City Council as Local Planning Authority on 11 June 2025.

The above details are considered to be acceptable to discharge condition 13a attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Condition 15a (air quality)

15a) The following information has been submitted in respect of planning condition 15a (air quality):

-Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.

-EES Report Module Summary Unit 1_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 2_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 3_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 4_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 5_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 6_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 7_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 8_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 9_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-EES Report Module Summary Unit 10_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

- EES Report Module Summary Unit 11_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 12_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 13_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 14_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 15_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 16_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 17_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 18_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 19_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 20_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 21_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 22_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 23_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 24_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 25_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 26_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 27_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 28_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 29_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EES Report Module Summary Unit 30_3B5P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Predicted Energy Assessment (House, Semi-Detached) x3, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Predicted Energy Assessment (House, Detached), stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- EV Charging Point Plan, numbered PL.032P, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Project-EV-APEX-SPOST-Datasheet-V5.2, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Project-EV-APEX-7.3kW-Datasheet, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

The above details are considered to be acceptable to discharge condition 15a attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Condition 24 (CEMP)

The following information has been submitted in respect of planning condition 24 (construction environmental management plan):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.
- Traffic Management Plan Whitemoss Road (Casey), numbered 003, stamped and received by the City Council as Local Planning Authority on 16 June 2025.
- Construction Environmental Management Plan (Casey), stamped and received by the City Council as Local Planning Authority on 24 June 2025.

The above details are considered to be acceptable to discharge condition 24 attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

Condition 26 (invasive non-native spec)

The following information has been submitted in respect of planning condition 26 (invasive non-native species):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.
- Ecology Report- Condition 26 Protocol Statement, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

The above details are considered to be acceptable to discharge condition 26 attached to planning permission referenced 141051/JO/2024 on the basis the development is fully implemented in accordance with the approved details.

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 7 (highways works)

The following information has been submitted in respect of planning condition 7 (highways works):

- Application for Approval of Details Reserved by Condition, stamped and received by the City Council as Local Planning Authority on 30 May 2025.
- Manchester City Council Invoice 8500777713 25 03 25, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Correspondence- RE Whitemoss TRO order, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Casey Receipt- Remittance Advice, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- Signed TTRO acceptance, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
- P03 Section 38 Road Setting Out, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

-P01 Section 38 Longsections, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
-P01 Section 38 Typical Highway Details, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
-P03 Section 38 278 Kerbing Plan, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
-P02 Section 38 278 Kerbing Plan, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
-P04 Section 38 Vehicular Tracking, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
-P05 Section 38 278 Agreement Layout, WMR-AJP-ZZ-00-DR-C-1591-P03, stamped and received by the City Council as Local Planning Authority on 25 April 2025.
-Section 38 278 Agreement Layout, stamped and received by the City Council as Local Planning Authority on 25 April 2025.

The information submitted to discharge condition 7 is not sufficient.
The Section 278 application for highways works is at early technical approval stage, therefore Highways cannot currently support the discharge of this condition. The applicant should continue discussions with the Manchester City Council Highways Statutory Approvals team.

Until such details are received and agreed, condition 7 cannot be discharged.

Date: 16 July 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.