

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

Approval of details reserved by condition

Applicant

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

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 (highway works) and 32 (ecological enhancement) attached to planning permission referenced 138788/FO/2023

Location: Land At Mount Road, Manchester

Date of application: 3 March 2025

Application number: CDN/25/0198

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 no. 6 (highway works)

The details shown on:

- Plan ref: 30571_4_1 rev. C Typical Highway Details Sheet 1
 - Plan ref: 30571_4_2 rev. E Typical Highways Details Sheet 2
 - Plan ref: 30571_4_3 rev. B Typical Highways Details Sheet 3

 - Plan ref: 30571_1_1 rev. I Highway & Drainage Layout Sheet 1
 - Plan ref: 30571_1_2 rev. F Highway & Drainage Layout Sheet 2
 - Plan ref: 30571_11_1 rev. F Kerbing & Surfacing Layout Sheet 1
 - Plan ref: 30571_11_2 rev. F Kerbing & Surfacing Layout
- have been reviewed and are considered to be satisfactory.

On the basis that the development is implemented in accordance with the approved details shown on the plans referenced above, and all the agreed works are completed prior to the first dwelling unit in the relevant phase being occupied, condition no.6 is discharged.

Condition no. 32 (ecology)

The details shown on Bat and Bird Box plan ref: KH007 A-920 received 3rd March 2025; and plan ref: 15860/P02 dated April 2025 received 9th April 2025, as clarified by the email from the applicant on 11th April 2025 confirming 3 hedgehog gaps per garden (1 at the rear of the gardens and then 2 on the side fences), together with the bird nest boxes and built in bat box designs received on 11th April 2025 have been examined and are considered to be acceptable.

On the basis the biodiversity enhancement measures detailed above are implemented in accordance with the approved scheme, prior to the occupation of the buildings within the relevant phase and retained at all times thereafter, condition no.32 is discharged.

Date: 15 April 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.