MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Dappa Homes
C/o Agent

Agent (if used)

Mr Matthew Gray
Grays Architecture Ltd
16 Astley Brook Close
Astley
Manchester
M29 7SS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 5 (Local Labour), 7 (Ground Conditions), 12 (Environmental Standards), 13 (Drainage Management), 14 (Landscaping), 15 (Noise) and 20 (Secure By Design) attached to Planning Permission 131045/FO/2021.

Location: Land To The Rear Of , Whitehouse Club Phase 2 - 24 Apartments , Middleton Road, M8 4JZ

Date of application: 26 January 2026

Application number: CDN/26/0068

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 5 (local labour)
The information contained within the Local Labour Statement prepared by Grays Architecture and the accompanying Workforce Proximity spreadsheet, received by the City Council as Local Planning Authority on 26 January 2026, is satisfactory. On this basis, condition 5 can be discharged.

Condition 7 (ground conditions)
The details contained within the Validation Report (Ref: CCG-C-25-15870 REV 1) prepared by CC Geotechnical Ltd, received by the City Council as Local Planning Authority on 20 February 2026, are satisfactory. On this basis, condition 7 can be discharged.

Condition 12 (ES)
The details contained within the Post Construction Environmental Standards Statement (Z54352.4) prepared by Energy Counsel, received by the City Council as Local Planning Authority on 26 January 2026, are satisfactory. On this basis, condition 12 can be discharged.

Condition 13 (drainage management)
The details contained with the SuDS Management Plan (Ref: 7424SMP) prepared by Coopers, along with information shown on drawings referenced 7424/P1/01/G (proposed drainage layout phases 1 and 2), 7424/07/E (private drainage layout phase 2) and 7424/P2/05 (proposed SuDS details phase 2) and photographic evidence of drainage installation, received by the City Council as Local Planning Authority on 26 January 2026, is satisfactory. On this basis, condition 13 can be discharged.

Condition 14 (landscaping)
The landscaping scheme for the apartments shown on drawing referenced 03 Rev N, (Landscape General Arrangements) and 04 Rev D (Detailed Planting Proposals), received by the City Council as Local Planning Authority on 26 January 2026 is satisfactory. Subject to implementation of the agreed details, condition 14 can be discharged.

Condition 15 (noise apartments)
The details contained within the Apartment Noise Monitoring Report (Ref: Z54352 rev A), prepared by Azymuth Acoustics Ltd, received by the City Council as Local Planning Authority on 16 February 2026, are satisfactory. On this basis, condition 15 relating to the apartments can be discharged.

Condition 20 (SBD)
The submitted certificate (Ref: 2017/0243/SBD/01) confirming Secured by Design accreditation, received by the City Council as Local Planning Authority on 26 January 2026, is satisfactory. On this basis, condition 20 can be discharged.

Date: 23 February 2026

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 of 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.