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

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

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 11B (ground conditions) for plots 1-8, 29-49, 60-65, 148-161 and 171- 172 attached to planning permission 134504/FO/2022

Location: Land At Bennett Street, Manchester, M12 5NL

Date of application: 11 November 2025

Application number: CDN/25/1082

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 11B (ground conditions)
The content of the documentation specified below has been reviewed.

Plots 60-63, 65-69 Garden validation report ref: 15-974-V20 dated 12th June 2025
Plots 160-172 Garden validation report ref: 15-974-V22 dated 1st July 2025
Plots 64, 70, 71 Garden validation report ref: 15-974-V23 dated 7th July 2025
Plots 24,25,46-49, 55 Garden validation report ref: 15-974-V26 dated 1st August 2025
Plots 149-153, 157, 159 Garden validation report ref: 15-974-V27 dated 7th August 2025
Plots 148 and 158 Garden validation report ref: 15-974-V28 dated 1st September 2025
Plots 154-155 Garden validation report ref: 15-974-V29 dated 1st September 2025
Plots 44-45 Garden validation report ref: 15-974-V30 dated 16th September 2025
Plots 37-43, 156 Garden validation report ref: 15-974-V31 dated 29th September 2025
Plots 1-2 and 31-36 Garden validation report ref: 15-974-V32 dated 8th October 2025
Plot 5-8 rear Garden validation report ref: 15-974-V35 dated 10th November 2025

Plots 136-138 and 147-148 Gas Membrane Validation ref: 15-974 V7 dated 5th June 2024
Plots 31-32 Gas Membrane Validation ref: 15-974 V32 dated 20th March 2025
Plots 170-172 Gas Membrane Validation ref: 15-974 V22 dated 22nd November 2024
Plots 60-65 Gas Membrane Validation ref: 15-974 V24 dated 2nd December 2024

Plots 49-59 and 149-150 Gas Membrane Validation ref: 15-974 V26 dated 28th January 2025
Plots 43-48, 155-159 Gas Membrane Validation ref: 15-974 V29 dated 26th February 2025
Plots 29-30, 151-154 Gas Membrane Validation ref: 15-974 V30 dated 6th March 2025
Plots 1-4, 33-36 Gas Membrane Validation ref: 15-974 V31 dated 17th March 2025
Plots 37-42 Gas Membrane Validation ref: 15-974 V34 dated 19th May 2025
Plots 5-8, 33-36 Gas Membrane Validation ref: 15-974 V35 dated 1st July 2025
Plots 160-161 Gas Membrane Validation ref: 15-974 V36 dated 16th September 2024
Received 11th November 2025

Validation Report ref: 15-974-R6-4 February 2025
Plots 3-4 and 29-30 Garden validation report ref: 15-974-V34 dated 14th October 2025
Received 9th December 2025

Kellen Homes email 9th December 2025
Kellen Homes email dated 18th December 2025 relating to plot no.171

Plots 1,22,37,71, and 76 - Front Garden Validation ref: 15-974- V36 dated 23rd December 2025
Plots 1-8- Front Garden Validation ref: 15-974- V37 dated 20th January 2026
Plots 33,47,49, 135 and 139 Front Garden Validation ref: 15-974- V38 dated 20th January 2026
received 20th January 2026

On the basis of the content of the documentation referenced above condition no.11b is discharged in respect of plots 1-8, 29-49, 60-65, 148-161 and 171- 172.

It is noted that condition no.11b was discharged in relation to plots nos. 23-28, 50-59, 66,67,73,128-131 and apartment blocks 1 ,2 and 3 as part of application ref: CDN/25/0778 on 20th October 2025; in relation to plots nos. 68-72 , 74-90, 91-104, 162-170 as part of application ref: CDN/25/0543 on 12th August 2025; and in relation to plots nos.9 -22, 105-127, and 132-147 as part of application ref: CDN/25/0274 on 9th June 2025.

I can therefore also confirm that condition no.11b has been discharged for all the plots within the development.

Date: 28 January 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.