

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

Approval of details reserved by condition

Applicant

Andrzej Olszanski
Oslady Homes Ltd
C/o Agent

Agent (if used)

Mr Paul Carr
Paul Carr Design Ltd
38 Albert Road
Altrincham
WA15 9AJ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Materials), 6 (Landscaping), 12 (Air Quality), 13, 14 and 16 (Construction Management) and 15a (Contaminated Land) attached to planning permission 134748/FO/2022

Location: 53-55 Heathbank Road, Manchester, M9 0NB

Date of application: 3 October 2025

Application number: CDN/25/0961

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.

C3 - Materials

The following information has been submitted for approval in respect of this planning condition:

Proposed external materials document, stamped as received by the City Council, as Local Planning Authority on 8 December 2025.

The information is considered to be acceptable and condition 3 is now formally discharged, subject to the development being carried out in accordance with these approved details.

C6 - Landscaping

The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 3055-200, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

Drawing numbered 3055-100 rev A and 3055-200 dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 14 November 2025.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the approved scheme being implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

C12 - Air quality

The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 3055-100 rev A and 3055-200 dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 14 November 2025.

Proposed external materials document, stamped as received by the City Council, as Local Planning Authority on 8 December 2025.

The information is considered to be acceptable and condition 12 is now formally discharged, subject to the development being carried out in accordance with these approved details.

C13 - Construction management

The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

The information is considered to be acceptable and condition 13 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

C14 - Construction management

The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

The information is considered to be acceptable and condition 14 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

contam land

The following information has been submitted for approval in respect of this planning condition:

Solmek Phase 1: Desk Study (ref: S250447), stamped as received by the City Council, as Local Planning Authority on 18 November 2025.

Solmek Phase 2: Site Investigation Report (ref: S250447) Revision 2, dated December 2025 and stamped as received by the City Council, as Local Planning Authority on 11 December 2025.

The information is considered to be acceptable and condition 15a is now formally discharged.

C 16 - Construction management

The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

The information is considered to be acceptable and condition 16 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Date: 17 December 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 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.