

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

Approval of details reserved by condition

Applicant

Mr Steven Ludlam
Westchurch Homes Ltd
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 27 (Sustainability Verification) attached to planning permission 142788/JO/2025.

Location: Land Off Louisa Street, Manchester,

Date of application: 14 October 2025

Application number: CDN/25/0988

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.27 - Sustainability

The content of the following documents have been reviewed.

- Block referenced R3103 Louisa Street_As Built Apartments Block Compliance report dated 15.09.2025
- Building Regulations England Part L (BREL) complaint report for :
Nos.55, 57, 59, 61, 63, 65, 67, 69 Louisa Street
Nos. 1- 21, 2- 20 Shaw Park Close
- Energy Performance Certificates
Nos.55, 57, 59, 61, 63, 65, 67, 69 Louisa Street
Nos. 1- 21, 2- 20 Shaw Park Close
Flats nos 1,2,3,4,5,6 23 Shaw Park Close
Flats nos 1,2,3,4,5,6 25 Shaw Park Close
Flats nos 1,2,3,4,5,6 27 Shaw Park Close
Flats nos 1,2,3,4,5,6 29 Shaw Park Close
Flats nos 1,2,3,4,5,6 31 Shaw Park Close
Flats nos 1,2,3,4,5,6 33 Shaw Park Close
Flats nos 1,2,3,4,5,6 35 Shaw Park Close
- Building Regulations Part O Statement ref: BM/KB/R3005-001 and attached ADO Specifications and Results report

On the basis of the content of the above documentation , and the confirmation in the covering letter from Westchurch Homes dated 29th September 2025 stating confirmation that Westchurch Homes (in conjunction with Focus Consultants their SAP & Compliance Assessors) have complied with Part a) of condition 27 (which required that the development has been carried out in accordance with the document titled Energy Statement rev.B dated 31.08.2022), condition no.27 is discharged.

Date: 17 November 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.