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

Sam Taylor
HSPG
31 Ardwick Green
Manchester
M12 6PN

Agent (if used)

Jason Cartwright
P4B Architecture Ltd
15 Memorial Road
Manchester
M28 3AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 9a (acoustic insulation) and 11 (surface water drainage) attached to planning permission 141161/FO/2024

Location: Langdale Mews, Langdale Avenue, Manchester, M19 3NT

Date of application: 29 October 2025

Application number: CDN/25/1047

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 9 (acoustic insulation)
The details contained within the updated Acoustic Assessment (Rev PA1008 (Rev. P03),) prepared by Eco Technology Ltd, dated September 2025 are acceptable. Subject to implementation of the agreed details, condition 9a can be discharged.

Condition 11 (surface water drainage)
The following details have been assessed as being acceptable:

-E-mail from United Utilities, received by the City Council as Local Planning Authority on 3 December 2025 which confirm agreement in principle of the surface water connection.

-Drawing referenced 25255-001 (Indicative Drainage Layout), 25255-003 (Plot Drainage Details), 25255-003 (Typical Attenuation Drainage Details) and Attenuation Microdrainage Calculations (Issue 02), received by the City Council as Local Planning Authority on 17 November 2025.

-Management and Maintenance Plan (Version 01), drawing referenced 25255-002 (Impermeable Area Plan), received by the City Council as Local Planning Authority on 29 October 2025.

Subject to implementation of the agreed details, condition 11 can be discharged.

Date: 9 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 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.