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	Agent (if used)
Elliot Simm Manchester City Council Housing Operations Capital Programmes And Procurement Unit 11 Hendham Vale Vale Park Way Manchester M8 0AD	AEW Architects Trinity Court 16 John Dalton Street Manchester M2 6HY

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Construction Management Plan) and 5(a) (Acoustic Insulation) attached to planning permission 138916/FO/2023

Location: Avro Hollows , Croydon Drive, Manchester

Date of application: 23 September 2025

Application number: CDN/25/0907

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.

4) Construction Management Plan
The following information has been submitted in respect of planning condition 4 (Construction Management Plan):
-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 23 September 2025.
-Traffic Management Plan, received by the City Council as Local Planning Authority on 18 November 2025.
-Construction Phase Plan- Casey, version 4.0, received by the City Council as Local Planning Authority on 27 November 2025.

The above details are considered to be acceptable to discharge condition 4 attached to planning permission referenced 138916/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

The applicant should be advised to make contact with the council's Highway Network Management teams by email highwaynetworkmanagement@manchester.gov.uk to discuss pedestrian and traffic management plans and any effect on vehicular and pedestrian movement, or any temporary road/footway closures or diversions, including Section 50, required to facilitate the development.

If there are any requirements for licensing, hoarding / scaffolding, skips please advise them to contact highwaylicences@manchester.gov.uk.

5(a) Acoustic Insulation
5(a) The following information has been submitted in respect of planning condition 5(a) (Acoustic Insulation):
-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 23 September 2025.
-Facade Sound Insulation Assessment, PPA Acoustic Consultants report ref: J005156-8151-MDS01- dated November 2024, received by the City Council as Local Planning Authority on 23 September 2025.

The above details are considered to be acceptable to discharge condition 5(a) attached to planning permission referenced 138916/FO/2023 on the basis the development is fully implemented in accordance with the approved details.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Date: 8 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.