

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 13 (Piling), 33 (Accessible rooms) and 44 (Boundary Treatment) of Planning Permission 138294/FO/2023.

Location:

Land At Plymouth Grove Manchester

Application reference:

CDN/26/0195

Applicant:

Plymouth Grove Property Development Ltd

Date of application:

02 March 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 13 Piling

The following information has been considered in respect of this planning condition:

- Phase 2 Ground Investigation Report by Ground Risk Ltd (dated April 2024)
- Remediation Strategy letter report by e3p Ltd dated January 2026
- Pile Foundation design report by Central Piling Ltd dated Dec. 2025

Received by the City Council, as Local Planning Authority, on the 2 March 2026

The above information has been considered and is acceptable. The development should be carried out in accordance with the above information.

Council 13 is now formally discharged on this basis.

Condition 33 Accessible Rooms

The following information has been considered in respect of this planning condition:

- M4 Apartment Adaption Drawing – Sheet 1 (ref: P662-DAY-XX-XX-DR-A-703000)
- M4 Apartment Adaption Drawing – Sheet 2 (ref: P662-DAY-XX-XX-DR-A-703001)

Received by the City Council, as Local Planning Authority, on the 2 March 2026

The above information has been considered and is acceptable. The development should be carried out in accordance with the above information.

Council 33 is now formally discharged on this basis.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 44 Boundary Treatment

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

- Surface / Edge Details 1 of 2 (ref: P662-TPM-XX-00-DR-L-303)
- Surface / Edge Details 2 of 2 (ref: 4353 P662-TPM-XX-00-DR-L-304A)
- Boundary Treatment Details (ref: 4353 P662-TPM-XX-00-DR-L-307A) • Landscape Layout (ref: P662-TPM-XX-00-DR-L-101H)
- Hardworks Plan (ref: P662-TPM-XX-00-DR-L-102B)
- Landscape Section 1 of 2 (ref: P662-TPM-XX-00-DR-L-301)

Received by the City Council, as Local Planning Authority, on the 2 March 2026

The above information has been considered and is not acceptable. The use of palisade fencing is not appropriate and should be amended.

Condition 44 is not formally discharged.

Date: 26 May 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

