MANCHESTER CITY COUNCIL

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 9 (Local Benefit Proposal), 14 (Highway Works), 16 (Drainage verification), 18 a (External Lighting scheme) , 23 (EVC) and condition 28 (Crime Impact Statement) attached to planning permission referenced 143227/JO/2025.

Location:

Vacant Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive Manchester M20 2EY

Application reference:

CDN/26/0147

Applicant:

Roy Elston Bridgestone Construction

Date of application:

17 February 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 9 - Local Labour

The submitted information together with the further information provided on the 3rd March 2026 is acceptable and condition 9 is discharged.

Condition 16 - Drainage Verification

The submitted and further information provded has been assessed and is considered acceptable. Condition 16 relating to the verification of the installed surface water drainage scheme has been complied with.

Condition 18a - External Lighting

The information provided is adequate to discharge part a) of condition 18. As required by this condition a verification report is required to be submitted to confirm the installed scheme is in accordance with the scheme design submitted to inorder to discharge part b) of condition 18.

Condition 23 -Electric Vehicle Charging

The submitted details are considered to be acceptable, in order to comply with the requirements of condition 23 these agreed details shall be installated as part of the development.

Condition 28 - Secured by Design

The submitted certification confirming the development has achieved secured by design accreditation is acceptable and this condition is discharged.

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 14 - Highway Works

Confirmation has not been received that the proposed highway works as outlined on the submitted drawings is subject to an agreed section 278 agreement to be undertaken to the adopted highway. As such we are currently unable to discharge the proposed highway works submitted.

Date: 02 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA