

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 3 (Materials), 4 (Construction Management Plan), 5 (Contaminated Land), 6 (Acoustic Insulation), 8 (EV - Air Quality) and 18 (BNG HMMP) and Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended) attached to planning permission 142426/FO/2025.

Location:

221 Droylsden Road Manchester M40 1NY

Application reference:

CDN/26/0247

Applicant:

Mr Y Mehmood

Date of application:

16 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 3 - Materials

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

Materials specification document, stamped as received by the City Council, as Local Planning Authority on 16 March 2026

This information is considered to be acceptable and condition 3 is now formally discharged, subject to the development being constructed in accordance with these approved details.

Condition 4 - Construction Management Plan

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

Elea Solutions (UK) Ltd Construction Management Plan dated February 2026 (ref: 26-365-ES/DC-CMP-01-XX-XX-R1), stamped as received by the City Council, as Local Planning Authority on 13 May 2026

This information is considered to be acceptable and condition 4 is now formally discharged, subject to the development being constructed in accordance with these approved details.

Condition 5a - Contaminated Land

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

LK Consult Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy dated 9 March 2026 (ref: LKC241697), stamped as received by the City Council, as Local Planning Authority on 16 March 2026

This information is considered to be acceptable and condition 5a is now formally discharged, subject to the development being carried out in accordance with these approved details and remediation measures.

Condition 6a - Acoustic Insulation

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

dBx Acoustics Noise Impact Assessment dated 23 January 2026 (ref:26003-R01-SW), stamped as received by the City Council, as Local Planning Authority on 16 March 2026

Letter from dBx Acoustics dated 12 May 2026 and stamped as received by the City Council, as Local Planning Authority on 13 May 2026

This information is considered to be acceptable and condition 6a is now formally discharged, subject to the development being carried out in accordance with these approved details.

Condition 8 - Air Quality

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

Materials specification document, stamped as received by the City Council, as Local Planning Authority on 16 March 2026

Drawing numbered 130.5 rev B, stamped as received by the City Council, as Local Planning Authority on 13 May 2026

This information is considered to be acceptable and condition 8 is now formally discharged, subject to the development being carried out in accordance with these approved details prior to occupation of the development and remaining in situ whilst the use is in operation.

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 18 - BNG HMMP

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

Biodiversity gain plan and BNG Allocation Notice, stamped as received by the City Council, as Local Planning Authority on 16 March 2026

The information is considered to be insufficient to satisfy the requirements of condition 18, which is not discharged.

BNG statutory condition

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

Biodiversity gain plan and BNG Allocation Notice, stamped as received by the City Council, as Local Planning Authority on 16 March 2026

The information is considered to be insufficient to satisfy the requirements of the Biodiversity Net Gain statutory condition, which is not discharged.

Date: 05 June 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

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

