

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 5 (drainage), 8 (cycle storage), 11 (landscaping) and 21 (off site highway works) attached to Planning Permission 138185/FO/2023.

Location:

Land At Woodhouse Lane Manchester M22 9TF

Application reference:

CDN/26/0267

Applicant:

Mr Graham Morley Wythenshawe Community Housing Group

Date of application:

20 March 2026

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 5 (drainage)

The information submitted in the form of the maintenance and operational plan together with the photographic evidence has been reviewed and is considered sufficient to fully discharge condition number 5.

Condition 8 (cycle storage)

In regard to Condition 8 (Cycle Store) plan 'BSS-34431-93-01 Rev A / Cuva Module Mesh Cycle Store' has been submitted. The information has been assessed and is considered to be sufficient to allow full discharge of this condition so long as implemented in line with the approved details,.

Condition 11 (landscaping)

The information submitted for the landscaping scheme drawing ref: 6825.02 Rev D received 20th March 2026 has been assessed and is considered sufficient to discharge this condition, subject to being implemented in accordance with the approved plans.

Condition 21 (off site highway works)

In regard to Condition 21 (Off-Site Highways Works) a 'Agreement made under Section 278 of the Highways Act 1980' (ref: L/EPG/HIG006/00778) has been submitted and confirms that the cash bond has been received. Therefore, subject to the Applicant continuing ongoing discussions with the MCC Highways team regarding the Highways Works and Section 278 agreement (pursuant to the Highways Act 1980), the condition is considered discharged.

Date: 11 June 2026

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-decision. 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.