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

Part 1 – Particulars of the application

Proposal:

Discharge Of Condition 21b (Air Quality) attached to Planning Permission ref: 138788/FO/2023 for plots 50-54, 185-238, and 246-259.

Location:

Mellands Fields Mount Road Manchester M18 7QR

Application reference:

OTH-2026-000239

Applicant:

Warrington George Ruffley

Date of application:

07 May 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 21b (air quality verification) - plots 50-54, 185-238, and 246-259

The contents of the Air Quality Assessment ref: 6170r3 dated 1st December 2023; Baxi Assure 500 Combi 2 boiler specification; Brim 7.4kw Universal Data Sheet ref: BR-AC7000-01; Mitigation Measures Statement by Redmore Environmental dated 15th July 2025 ref: 6170-1c1; Photographic image of installed EV charging point dated 06.05.52-26 V1 and Confirmation Statement by Kellen Homes dated 6th May 2026 have been reviewed.

On the basis of the contents of the documentation referred above, condition no.21b is discharged in respect of plot nos: 50-54, 185-238, and 246-259.

Date: 15 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.