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 Conditions 3 (Materials), 6 (Off Site Highways Works) and 7 (Permeable Surfacing) to 144436/FH/2025.

Location:

56 ERRWOOD ROAD MANCHESTER M19 2QH

Application reference:

OTH-2026-000162

Applicant:

Mr Abdul Qayum

Date of application:

01 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.

C3 Materials

The discharge of condition 3 (Materials) is approved subject to the development being implemented in accordance with the following material specifications:

i. Brickwork - Bexhill Purple Cottage Mixture Stock facing brick

ii. Roof - Marley Edgemere roof tile with slate finish.

iii. Dormer cladding – Cladco fibre cement cladding board in slate grey.

iv. Window frames- External grey grained finish with white internal finish.

v. Render – K Rend Silicone FT Render in white.

C6 Off site highways

The discharge of condition 6 (Off-site highways works) is approved subject the works relating to the formation of a dropped kerb to Ranford Road as detailed in the email from the City Council as local highways authority dated 20 May 2026 being implemented before the occupation of the authorised development.

C7 Permeable surfacing

The discharge of condition 7 (Permeable surfacing)) approved subject to the development being implemented in accordance with the following material specification relating to permeable surfacing: Marshalls Priora permeable paving with a red colour treatment. The approved details shall be implemented in accordance with the approved scheme and in conjunction with the detail of drawing referenced Proposed layout plan with car parking layout Ref: PP232-5/25 Rev P. The implemented scheme shall be maintained in situ thereafter.

Date: 17 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.