

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 (Construction Management Plan), 4 (External Materials), 7 (Surface Water Drainage Layout), 16a (Acoustic Insulation - Noise Assessment), 19 (Boundary treatment), 23 (Landscaping) and 25 (Habitat management and maintenance Plan) attached to planning permission 142989/VO/2025.

Location:

Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road Manchester

Application reference:

CDN/26/0163

Applicant:

Mr Jonathan Silversides Premier Modular Ltd

Date of application:

19 February 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 no. 3 (Construction Management Plan)

The content of the following documents and plans have been reviewed.

-Low loader HGV swept path analysis plan ref: LTP 6035 T10 01 01 rev.A

-Rigid HGV Swept Path Analysis plan ref: : LTP 6035 T10 02 01 rev.A

Received 21.05.2026

-Contractor email 21.05.2026 -confirming two day install assuming no winding off for the crane etc.

-Risk Assessment and Method Statement (RAMS) for Modular Building Installation

OMYOP Installation plan

Received 26.05.2026

-Project Execution Plan (PEP) revision 3 with the traffic management plan included as appendix L dated 04.06.2026 received 4th June 2026

-Construction Environmental Management Plan R1 received 23rd June 2026

On the basis that the development is implemented in accordance with the details in the documentation and plans referenced above, and that the company use adequate ground boards to support the weight of vehicles on any soft landscaped areas, condition no.3 is discharged.

Condition no. 4 (External Materials)

The details on the GA Elevations plan ref: 40692-PML-XX-DR-A-000003 rev.C01 and External Envelope Material Specification document, have been reviewed and are considered to be acceptable. On the basis that the development is implemented in accordance with details on the plan referenced above, condition no.4 is discharged.

Condition no. 7 (Surface Water Drainage Layout)

The details on:

- Drainage Layout plan ref: 52753-AWP-ZZ-XX-D-C-3000 rev P02
- Typical Drainage Details Sheet 1 plan ref: 52753-AWP-ZZ-XX-D-C-3700 rev. P01
- Typical Drainage Details Sheet 2 plan ref: 52753-AWP-ZZ-XX-D-C-3701 rev. P01
- Typical Drainage Details Sheet 3 plan ref: 52753-AWP-ZZ-XX-D-C-3702 rev. P01
- Typical Drainage Details Sheet 4 plan ref: 52753-AWP-ZZ-XX-D-C-3703 rev. P01

Received 19th February 2026

-Drainage Operation and Maintenance report ref : 52753-AWP-ZZ-XX-RP-C-3001 P01 dated 8th May 2026 and

-SuDS and Drainage Methodology report ref : 52753-AWP-ZZ-XX-RP-C-3002 P01 dated 8th May 2026

Received 8th May 2026

have been reviewed and are considered to be acceptable, subject to the HDPE membrane (which is wrapped around the geo-cellular tank) being protected with a fleece material.

On the basis that the development is implemented in accordance with the details shown on the plans referenced above, and that the HDPE membrane, which is wrapped around the geo-cellular tank, is protected with a fleece material, condition no.7 is discharged.

Condition no. 16a (Acoustic Insulation - Noise Assessment)

The content of the Planning Noise Impact Assessment ref: SBE – OP0F142-AC-1 V1 dated 26th September 2025 has been reviewed, and is considered to be acceptable. On the basis that the development is implemented in full accordance with the measures in the Planning Noise Impact Assessment before the use commences, condition no.16a is discharged.

Condition no. 19 (Boundary treatment)

The details shown on the Proposed Site Plan ref: 40692-PML-XX-DR-A-000021 rev.C02 received 8th May 2026 have been reviewed. It is noted that all existing boundary treatment to the perimeter of the site is to be retained. On this basis no further action is required in relation to the discharge of condition no.19.

Condition no. 23 (Landscaping)

The details shown on the Proposed Site Plan ref: 40692-PML-XX-DR-A-000021 rev.C01 have been reviewed in conjunction the Biodiversity Gain Plan Version 1- dated 22.10.2025, and are considered to be acceptable. On the basis that the approved scheme is implemented not later than 12 months from the date the building is first occupied, part a of condition 23 discharged.

However , as part b of condition no.23 requires *'If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place'*, part b cannot be discharged at this time.

Condition no. 25 (Habitat management and maintenance Plan)

The content of the following documents has been reviewed :

- Biodiversity Impact Assessment ref: P.2065.24A dated 30th April 2025
- Biodiversity Gain Plan Version 1- dated 22.10.2025 and
- The Statutory Biodiversity Metric ref: P.2065.24A

received 11th March 2026 have been reviewed.

On the basis of the details in the documentation referenced above, and that the HMMP hereby approved is strictly adhered to and implemented in full for its duration, condition no.25 is discharged.

Date: 23 June 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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.