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 number 17b Phase 2 (Acoustic Insulation) from Planning Permission 142998/JO/2025.

Location:

Mellands Fields Mount Road Manchester M18 7QR

Application reference:

OTH-2026-000424

Applicant:

Mr George Ruffley Kellen Homes Limited

Date of application:

20 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 number 17b Phase 2 (Acoustic Insulation)

The content of the reports specified below has been reviewed

- Post completion plot testing plot nos. 95,98,99,102, and 128 ref: 50 710 R2- 1 dated October 2025

- Post completion plot testing plot nos. 2,4,6,7,92,93,94 ref: 50 710 R4- 2 dated October 2025

- Post completion plot testing plot nos. 1,12 to 16 and 104 ref: 50 710 R5- 1 dated November 2025

- Post completion plot testing plot nos. 3, 5 and 96 ref: 50 710 R6- 1 dated December 2025

- Technical Note on Noise Ventilation dated 18th May 2026

On the basis of the content of the reports referenced above condition no.17b is discharged.

Date: 24 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.