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 11 (Drainage Maintenance), 12b (Acoustics), 13b (Ground Conditions), 14b (EV Chargers) and 28 (Acoustic Enclosures) attached to Planning Permission 145265/JO/2026.

Location:

Land Off Corner Of Lathbury Road And Carisbrook Street Manchester M9 5GE

Application reference:

OTH-2026-000117

Applicant:

Mr Patrick Beesley

Date of application:

27 April 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 11 (Drainage Maintenance)

11) The following information has been submitted in respect of planning condition 11 (Drainage Maintenance):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Drainage Verification Report, AJP, ref: LRM-AJP-VV-XX-RP-C-3020-P02, received by the City Council as Local Planning Authority on 18 June 2026.

The above details are considered to be acceptable to discharge condition 11 attached to planning permission referenced 145265/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 12b (Acoustics)

12b) The following information has been submitted in respect of planning condition 12b (Acoustics):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Acoustic Verification Assessment, Hepworth Acoustics, ref: P26-072-M01v1, received by the City Council as Local Planning Authority on 27 April 2026.

The above details are considered to be acceptable to discharge condition 12b attached to planning permission referenced 145265/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 13b (Ground Conditions)

13b) The following information has been submitted in respect of planning condition 13b (Ground Conditions):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Cover System and Ground Gas Protection Measures Validation Report, ref: 4259-05/ JH/ A, dated 15 June 2026, received by the City Council as Local Planning Authority on 18 June 2026.

The above details are considered to be acceptable to discharge condition 13b attached to planning permission referenced 145265/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 14b (EV Chargers)

14b) The following information has been submitted in respect of planning condition 14b (EV Chargers):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Correspondence- Conditions 14b and 28 Discharge Letter, received by the City Council as Local Planning Authority on 27 April 2026.

-Plan- Schedules and Site Plan, ref: LR-BTP-00-SP-DR-A-3788_105.26, received by the City Council as Local Planning Authority on 2 June 2026.

-EV Charger Images, received by the City Council as Local Planning Authority on 2 June 2026.

-EV Chargers Supporting Evidence x 6, received by the City Council as Local Planning Authority on 18 June 2026.

The above details are considered to be acceptable to discharge condition 14b attached to planning permission referenced 145265/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 28 (Acoustic Enclosures)

28) The following information has been submitted in respect of planning condition 28 (Acoustic Enclosures):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 27 April 2026.

-Correspondence- Conditions 14b and 28 Discharge Letter, received by the City Council as Local Planning Authority on 27 April 2026.

-Acoustic Verification Assessment, Hepworth Acoustics, ref: P26-072-M01v1, received by the City Council as Local Planning Authority on 27 April 2026.

The above details are considered to be acceptable to discharge condition 28 attached to planning permission referenced 145265/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Date: 29 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.