

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 12b (External Plant) and 15 (Drainage Maintenance) attached to planning permission 145420/JO/2026

Location:

Site of former day nursery Longhurst Road Manchester

Application reference:

CDN/26/0352

Applicant:

Ms Andrea Peak Terra Nova Development limited

Date of application:

17 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 no. 12b (External Plant)

The content of the Dimplex Hot Water Heat Pump specification sheet ; Lo-Carbo NBR dMEV data sheet and details on the following plans have been noted.

Block 1-FF- (Mid Terrace) Proposed Mechanical Services plan ref: 6386-KGA-01-01-DR-M-0105 C02

Block 1- Ground Floor -Proposed Electrical Services Layout plan ref: 6386-KGA-01-00-DR-E-0100 C02

Block 1- GF (Mid Terrace) -Proposed Electrical Services Layout plan ref: 6386-KGA-01-00-DR-M-0104 C04

Block 1- First Floor -Proposed Electrical Services Layout plan ref: 6386-KGA-01-01-DR-E-0101 C02

Block 1-GF-Proposed Mechanical Services plan ref: 6386-KGA-01-00-DR-M-0100 C04
Block 1-FF-Proposed Mechanical Services plan ref: 6386-KGA-01-01-DR-M-0101 C02

Block 2- Ground and First Floor -Proposed Electrical Services Layout plan ref: 6386-KGA-02-ZZ-DR-E-0102 rev.C02

Blocks 2-9 Roof plans Proposed Electrical Services Layout plan ref: 6386-KGA-ZZ-RF-DR-E-0109 C01

Block 2-GF-Proposed Mechanical Services plan ref: 6386-KGA-02-00-DR-M-0102 C04

Block 2-FF-Proposed Mechanical Services plan ref: 6386-KGA-02-01-DR-M-0103 rev.C02

Block 3-Ground Floor - Proposed Electrical Services Layout plan ref: 6386-KGA-03-00-DR-E-0103 C03

Block 3-First and Second Floor - Proposed Electrical Services Layout plan ref: 6386-KGA-03-00-DR-E-0102 C01

Block 3-GF-Proposed Mechanical Services plan ref: 6386-KGA-03-00-DR-M-0106 rev.C05

Block 3-FF-Proposed Mechanical Services plan ref: 6386-KGA-03-01-DR-M-0107 rev.C02

Block 3-SF-Proposed Mechanical Services plan ref: 6386-KGA-03-02-DR-M-0108 C02

Blocks 4-8 - Ground Floor - Proposed Electrical Services Layout plan ref: 6386-KGA-ZZ-00-DR-E-0105 C03

Blocks 4-8 - First and Second Floor - Proposed Electrical Services Layout plan ref: 6386-KGA-ZZ-ZZ-DR-E-0106 C01

Blocks 4-8 -GF-Proposed Mechanical Services plan ref: 6386-KGA-04-00-DR-M-0109 C06

Blocks 4-8 -FF-Proposed Mechanical Services plan ref: 6386-KGA-04-01-DR-M-0110 C01

Blocks 4-8 -SF-Proposed Mechanical Services plan ref: 6386-KGA-04-02-DR-M-0111 C01

Block 9- Ground Floor - Proposed Electrical Services Layout plan ref: 6386-KGA-09-00-DR-E-0107 C03

Block 9-First and Second Floor - Proposed Electrical Services Layout plan ref: 6386-KGA-09-ZZ-DR-E-0108 C01

Block 9-FF-Proposed Mechanical Services plan ref: 6386-KGA-05-01-DR-M-0113 C02

Block 9-SF-Proposed Mechanical Services plan ref: 6386-KGA-05-02-DR-M-0114 C02

received 17th April 2026

The email dated 1st June 2026 from the planning agent confirming that the only external plant that is proposed is the PV inverters to the sides of the houses and the rear of the cottage style flats which produces 25dB of noise emission, as indicated on the accompanying datasheet for the Sloax X1-Mini-G4 has also been noted, together with the confirmation that there are no longer any external ASHPs or any other external plant, proposed. On the basis of the documentation referenced above condition no.12b is discharged.

Condition no. 15 (Drainage Maintenance)

The content of the following plans has been reviewed;

-Land Drainage General Arrangement plan ref: 106240-PEL-HDG-01-DR-D-1006 rev. C03

-CCTV drainage inspection report dated 01.08.2025

-Drainage maintenance schedule report ref: 106420-PEF-XX-XX-RP-D-0001 rev. P02 dated 16.01.2026

-Drainage Verification report ref: 106240-PEF-HDG-01-TN-D-00001 rev. P01 dated 06.02.2026

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- S104 Drainage General Arrangement Plan ref: 106240-PEL-HDG-01-DR-D-1001 rev. P10

- Executed section 104 agreement with United Utilities dated 24th April 2025

Received 1st June 2026

On the basis of the information referenced in the above documentation and plans, and that the measures are implemented and managed and maintained in accordance with the approved details on an on-going basis, condition no.15 is discharged.

Date: 06 July 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.