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 no. 14 c (contaminated land verification) for phase 1 of the development attached to planning permission ref: 142998/JO/2025

Location:

Land At Mount Road Manchester

Application reference:

OTH-2026-000456

Applicant:

Mr George Ruffley Kellen Homes Limited

Date of application:

22 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 no.14c (contaminated land verification)

The content of the following documents and correspondence from Kellen Homes dated 21st May 2026 has been reviewed.

Garden Validation Letter re: plots 52, 56, 59 ref: 18-062-V6 dated 4th November 2025

Garden Validation Letter Plots 64, 68, 71, 188, 190, 194, 258, 262, 266 ref: 18-062-V7 dated 17th December 2026

Garden Validation Letter re: plot nos. 218, 222, 254 ref: 18-062- V8 dated 10th February 2026

Garden Validation Letter Plots 158,162, 206, 210, 214, 234 ref: 18-062- V10 dated 28th April 2026

Garden Validation Letter Plots 198, 202, 226, 229, 235, 238 ref: 18-062- V9 dated 24th March 2026

Garden Validation Letter re: plot no. 46 ref: 18-062-V11 dated 19th May 2026

Garden Validation Letter re: plot nos. 36,40,44, 48 ref: 18-062-V45 dated 21st October 2025

Garden Validation Letter re: plot nos. 92-101 ref: 18-062- V1-2 dated 20th January 2026

Garden Validation Letter Plots 104, 105 and 109 ref: 18-062- V2-2 dated 20th January 2026

Garden Validation Letter re: plot nos. 4,8,12,16,20,24,28,32 ref: 18-062- V3-2 dated 20th January 2026

Garden Validation Letter re: plot nos. 76,80,82,84,88,178,182 ref: 18-062-V4-2 dated 20th January 2026

Remedial Strategy doc ref: NA/C5150/11739 rev. F dated May 2026

Received 22nd May 2026

Garden Validation Plan ref: KH007 A-100 rev.A received 24th June 2026

On the basis of the information referenced above , condition no.14 c is discharged for Phase 1 of the development.

Date: 21 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.