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 10 (Materials), 12 (Boundary Treatments), 15a (Landscaping Scheme), 16a (Acoustics), 36 (Landscape Management Plan) and 39 (Substation Design) attached to planning permission 142453/FO/2025

Location:

Land At The West Side Of The Junction Of Grey Mare Lane And Ashton New Road Manchester M11 3DG

Application reference:

OTH-2026-000560

Applicant:

Ms Lola Barlow Great Places Housing Group

Date of application:

02 June 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 10 Materials

The following information has been submitted in respect of this planning condition:

- 22-049-BSA-XX-XX-D-A-1070 P01 and proposed materials schedule received by the City Council, as Local Planning Authority, on the 3 June 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 10 is now formally discharged.

Condition 12 Boundary Treatment

The following information has been submitted in respect of this planning condition:

- Drawing number 3 received by the City Council, as Local Planning Authority, on the 3 June 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 12 is now formally discharged.

Condition 15a Landscaping Scheme

The following information has been submitted in respect of this planning condition:

- Drawing 423-01 E rev 1 received by the City Council, as Local Planning Authority, on the 3 June 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 15a is now formally discharged.

Condition 16a Noise

The following information has been submitted in respect of this planning condition:

- Noise Impact Assessment (ref. Z59199 RevE) received by the City Council, as Local Planning Authority, on the 3 June 2026
- Email dated 21 July 2026 from Kirsty Medcarft of Bowker Sadler

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 16a is now formally discharged.

Condition 36 Landscape Management Plan

The following information has been submitted in respect of this planning condition:

- Amended Landscape Management Plan received by the City Council, as Local Planning Authority, on the 8 July 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 36 is now formally discharged.

Condition 39 Sub station

The following information has been submitted in respect of this planning condition:

- 900350-002-4 received by the City Council, as Local Planning Authority, on the 3 June 2026

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 39 is now formally discharged.

Date: 27 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.