MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition 9 (landscaping and boundary treatments) from planning application reference 138765/FO/2023 granted approval on Appeal reference APP/B4215/W/24/3345060

Location:

WREN HOUSE 108 PALATINE ROAD MANCHESTER M20 3ZA

Application reference:

OTH-2026-000860

Applicant:

Mr Carl Tunnicliffe Churchill Living Ltd

Date of application:

30 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 9 - Landscaping and Boundary Treatments

Condition 9 is not discharged based upon the submitted information.

The submitted landscaping scheme and timescales for implementation are accepted and accord with the recommendations of the appeal decision. However, the proposed removal and replacement of the existing boundary wall as detailed on the submitted boundary treatment plan (reference 50013DB/201 Rev C) to Palatine Road noted E-F is not agreed. This element forms an important historic boundary to the site frontage to Palatine Road and within the conservation area and its removal and replacement is not agreed as part of this condition discharge request. In addition further thought needs to be given to the boundary treatment proposals between the site and the existing non-designated heritage asset of Wren House rather than a standard timber fence (Annotated F-G). In addition any future submission should make it clear what boundary treatment is proposed beyond F-G on the plan as the following is annotated G-F with a differing treatment.

Date: 07 August 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 decision relates 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 the application to approve detail reserved by condition, 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.