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 nos .14 (acoustic insulation) and 15 (contaminated land) attached to planning permission reference 141101/JO/2024

Location:

7 Chapel Street Manchester M19 3QB

Application reference:

OTH-2026-000461

Applicant:

Mr Keith Burke Burke Developments

Date of application:

25 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.

Acoustic attenuation

The discharge of condition 14 (Noise attenuation) is approved subject to the development being implemented in accordance with the details of the following document Ref: Acoustic Survey and Assessment for proposed residential development at: Land Off Chapel Street, Manchester, M19 3QB Updated July 2026 Report No: 3154-3 received by the City Council as local planning authority on 4 August 2026.

Contaminated land

The discharge of condition 15 (Contaminated land) is approved subject to the implementation of the development in accordance with the following documents and drawings received by the City Council as local planning authority on 6 August 2026:

Contaminated Land Verification Report for a residential development on land at 7-9 Chapel Street, Manchester, M19 3QB. Revised Report July 2026 Ref: Report No: 3023-6

Ground Gas Verification Report Ref: UKRS-0159-V1 dated 27 January 2025

Test reports Ref: 25-0325-1; 25-04052/1; 25-07595/1 and 25-08829/1

Top soil testing note dated 18 August 2025

Technical floor plan / site plan Ref: 24-0016-30-003 Rev T02

Technical section and details 01 Ref: 24-0016-30-201 Rev R02.

Date: 13 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 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.