MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 11 (drainage management), 14a (external plant) and 25 (lighting design strategy) attached to Planning Permission 145339/JO/2026.

Location:

Land At Whitemoss Road And Woodmere Drive Manchester

Application reference:

OTH-2026-000532

Applicant:

Mr Jon Sharp Casey Group

Date of application:

01 June 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 11 (drainage management)

11) The following information has been submitted in respect of planning condition 11 (drainage management):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 9 July 2026.

-Maintenance Strategy Report- AJP ref: 223-009, dated 26 May 2026, received by the City Council as Local Planning Authority on 1 June 2026.

The above details are considered to be acceptable to discharge condition 11 attached to planning permission referenced 145339/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 25 (lighting design strategy)

25) The following information has been submitted in respect of planning condition 25 (lighting design strategy):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 9 July 2026.

-Outdoor Lighting Report, AC-MSL-6533 (Amey), received by the City Council as Local Planning Authority on 1 June 2026.

-Proposed Road Lighting Layout, AC-MSL-6533-1301 REV C01, received by the City Council as Local Planning Authority on 1 June 2026.

The above details are considered to be acceptable to discharge condition 25 attached to planning permission referenced 145339/JO/2026 on the basis the development is fully implemented in accordance with the approved details.

Part 2 – Particulars of decision (b)

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

Condition 14a (external plant)

14a) The following information has been submitted in respect of planning condition 14a (external plant):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 9 July 2026.

-Supporting Information- Daikin Altherma 3M Product Flyer, received by the City Council as Local Planning Authority on 1 June 2026.

-Site Plan- ASHP Layout- 308, received by the City Council as Local Planning Authority on 1 June 2026.

-Noise Assessment Calculations (Air Source Heat Pump)- Site Reference: Whitemoss Road HT1 3B5P, received by the City Council as Local Planning Authority on 27 July 2026.

The information submitted to discharge condition 14a is not sufficient.

The following information is required:

-Full noise assessment to address the condition criteria to demonstrate that cumulative operation of the plant will not exceed 5dB below the LA90 at the receptors. Where there is more than 1 unit in close proximity to one another then cumulative rating will be required. The assessment will need to be based on BS4142:2014.

Until such details are received and agreed, condition 14a cannot be discharged.

Date: 20 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA