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 26 (traffic calming) attached to Planning Permission referenced 142311/FO/2025.

Location:

Land at the Former Burnage Cricket Club Mauldeth Road Manchester

Application reference:

OTH-2026-001127

Applicant:

Views (Holdings) Ltd

Date of application:

23 July 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 26 (traffic calming)

The proposed off site highway works are not satisfactory. The submitted plan, 'CBO-0827-007 SKETCH', does not fully reflect the requirements of MCC Highways Authority or the outcomes of discussions held during the planning process. Whilst the plan proposes two sets of traffic humps on Mauldeth Road between the signalised Kingsway/Mauldeth Road junction and the site access, a more comprehensive traffic calming scheme is required. It is requested that traffic calming measures extend to the Mauldeth Road/Avonlea Drive junction and continue eastwards to cover the full site frontage, with consideration given to a raised table arrangement. Detailed design proposals supported by cost estimates, road safety assessments, and justification for the preferred design option is also required. Accordingly, a revised traffic calming scheme that reflects these requirements and is supported by the necessary technical assessments and design information is necessary.

Until such time that satisfactory details are received and agreed by the City Council as Local Planning Authority, condition 26 cannot be discharged.

Date: 26 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.