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 30 (Impact on canal) attached to Planning Permission 142609/FO/2025.

Location:

Land Off Crabtree Lane Manchester

Application reference:

OTH-2026-000788

Applicant:

Ms Jess Ashworth Keepmoat Homes Limited

Date of application:

24 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 30 (Impact on canal)

The content of the reports and plans specified below have been reviewed solely in the context of the requirements set out in condition no.30 related to impacts to the canal.

- Habitat Management and Monitoring Plan rev. V1 dated 09.04.2026

- General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev. P 24

- Sections through apartments alongside canal and details plan ref: KMH31-100 rev. P3

- Tree pit details – Landscaping supporting notes plan ref: UG_2791_LAN_GA_DRW_401 rev. P03

Received 4th August 2026

- Confirmation in the email from the planning agent dated 4th August 2026 that Keepmoat would be using Continuous Flight Auger (CFA) piles which are known to minimise vibration for the proposed apartments, and that Keepmoat would also be monitoring vibration levels during the piling works is also noted

- Kerb Upstand Railing - plan ref: OD-001 received 14th September 2026

On the basis of the information in the email, plans and report referenced above (in the context of the requirements set out in condition no.30 related to impacts to the canal), condition no.30 is discharged.

Date: 14 September 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.