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 5 (Materials) attached to Planning Permission 142609/FO/2025.

Location:

Land Off Crabtree Lane Manchester

Application reference:

OTH-2026-000790

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 **refused** for the reason(s) set out below.

of Condition 5 (Materials)

The details on the plans and Technical Data Sheets have been reviewed.

- Housing Exterior Material Specification plan ref: J1287-PL101 rev.A

- Apartment Exterior Materials Specification plan ref: J1287-PL100 rev.A

- Village Russet Red Mixture Technical Data Sheet

- Cheshire Red Multi Technical Data Sheet

- Hampton Rural Blend Multi Technical Data Sheet

It is considered that insufficient information has been provided to enable the discharge of condition no.5.

When the sample panel was viewed on site on 7th August 2026, concerns were raised in respect of the use Cheshire Red Multi brickwork, in conjunction with the proposed Village Russet Red and Hampton Rural Blend Multi bricks. Subsequently samples panels of Ibstock – Bloomfield Red Multi; Wienerberger Woodland Mixture; and Ibstock – Alnwick Blend have been submitted, but it is not clear if these are all alternatives to the Cheshire Blend, or whether these are an alternative suite of materials for consideration. Clarification in regard to which material would be used for each of the house types and apartments, and where it would be located is required, together with the colouration of the mortar to be used.

On this basis condition no.5 is not discharged at this time.

Date: 16 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 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.