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 Conditions 42 (Boundary treatments), 43 (Boundary treatments Plots 17 and 18) attached to Planning Permission 142609/FO/2025.

Location:

Land Off Crabtree Lane Manchester

Application reference:

OTH-2026-000791

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 no. 42 (Boundary treatments)

The content of the following plans has been reviewed:

- Soft landscaping plan ref: UG_2791_LAN_SL_DRW_301 rev. P19

- Euroguard Platform fencing specification sheet

- Euroguard Combi fencing specification sheet

- Materials and Boundary Treatments plan ref: 4091-KHNW- DR-A-3000 rev. J (solely in relation to the provision of hedgehog gaps in the proposed boundary treatment and notwithstanding the location of boundary treatment which has been superseded by Boundary Treatment Plan ref: UG_2791_LAN_BT_DRW_501 Rev P07)

-1.8m Timber Lap Fence plan ref: SD/5013 rev. A

-1.8m Wall Brick Pier with brick panel plan ref: SD/5102

-2.1m Fence - 1.8m Timber Lap with 0.3m Trellis plan ref: SD/5016

- 2.1m acoustic fence plan ref: SD/5019.1

- Hard landscaping plan ref: UG_2791_LAN_HL_DRW_201 rev. P20(solely in relation to the provision of hedgehog gaps in the proposed boundary treatment and notwithstanding the location of boundary treatment which has been superseded by Boundary Treatment Plan ref: UG_2791_LAN_BT_DRW_501 Rev P07)

Received 24th June 2026

-Kerb upstand railing plan ref: OD-0001

- Railings – Flat top to wall-900mm overall plan ref: SD/5006.1

- General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev. P25

- Boundary treatment plan ref: : UG_2791_LAN_SL_DRW_501 rev. P07

Received 28th August 2026

-Agent email dated 16th September 2026 relation to the colouration of brickwork to boundary walls

-Railings- Ball Top 900mm- 1200mm plan ref: SD/5004 received 16th September 2026

On the basis that the development is implemented in accordance with the boundary treatment details in the locations on the plans referenced above; that the railings are black in colouration; that the weldmesh fencing is coloured green and the brick walls comprise Hampton Rural Blend with Class B red engineering brick capping, and the boundary treatment is implemented prior to the occupation of the dwelling unit which they are related to, and be retained thereafter, condition no.42 is discharged.

Condition no. 43 (Boundary treatments Plots 17 and 18)

The content of following plans has been reviewed:

- General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev. P25

- Boundary treatment plan ref: : UG_2791_LAN_SL_DRW_501 rev. P07

- Soft landscaping plan ref: UG_2791_LAN_SL_DRW_301 rev. P19

- Materials and Boundary Treatments plan ref: 4091-KHNW- DR-A-3000 rev. J (solely in relation to the provision of hedgehog gaps in the proposed boundary treatment and notwithstanding the location of boundary treatment which has been superseded by Boundary Treatment Plan ref: UG_2791_LAN_BT_DRW_501 Rev P07)

-Kerb upstand railing plan ref: OD-0001

- Railings – Flat top to wall-900mm overall plan ref: SD/5006.1

- 2.1m acoustic fence plan ref: SD/5019.1

- Hard landscaping plan ref: UG_2791_LAN_HL_DRW_201 rev. P20(solely in relation to the provision of hedgehog gaps in the proposed boundary treatment and notwithstanding the location of boundary treatment which has been superseded by Boundary Treatment Plan ref: UG_2791_LAN_BT_DRW_501 Rev P07)

Received 24th June 2026

-Kerb upstand railing plan ref: OD-0001

- Railings – Flat top to wall-900mm overall plan ref: SD/5006.1

- General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev. P25

- Boundary treatment plan ref: : UG_2791_LAN_SL_DRW_501 rev. P07

Received 28th August 2026

-Agent email dated 16th September 2026 relation to the colouration of brickwork to boundary walls

-Railings- Ball Top 900mm- 1200mm plan ref: SD/5004 received 16th September 2026

On the basis that the development is implemented in accordance with the boundary treatment details in the locations on the plans referenced above; that the railings are black in colouration; and the brick walls comprise Hampton Rural Blend with Class B red engineering brick capping, and the boundary treatment is implemented prior to the occupation of the dwelling unit which they are related to, and be retained thereafter, condition no.43 is discharged.

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 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.