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 8 (Cycle Storage), 9 (EV), 10 (Acoustic Insulation) & 11 (Security) attached to Planning Permission 142547/JO/2025.

Location:

685 Moston Lane Manchester M40 5QD

Application reference:

OTH-2026-001266

Applicant:

Mrs Arica Helsby

Date of application:

17 August 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 8 (cycle storage)

The cycle storage shown on the drawing received by the City Council as Local Planning Authority on 4 September 2026, is satisfactory. On this basis, condition 8 can be discharged.

Condition 9 (EVC)

The electric vehicle charging provision shown on photographs received by the City Council as Local Planning Authority on 7 August 2026 and 16 September 2026, together with the specification detailed within an e-mail received on 9 September 2026 and charger locations shown on a plan received on 4 September 2026, is satisfactory. On this basis, condition 9 can be discharged.

Condition 11 (security)

The photographs showing the security lighting installed, as received by the City Council as Local Planning Authority on 7 August 2026, is satisfactory. On this basis, condition 11 can be discharged.

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 10 (acoustic insulation)

The information submitted is not considered sufficient to discharge condition 10. The reports provided comprise sound insulation testing undertaken for Building Regulations compliance purposes and do not constitute an acoustic assessment addressing the specific requirements of the planning condition.

The condition expressly requires that, prior to commencement of development, a scheme for acoustically insulating the proposed residential accommodation against noise arising from Moston Lane and surrounding roads and streets be submitted to and approved in writing by the Local Planning Authority. The submitted documentation does not assess the impact of external road traffic noise on future occupants, does not demonstrate compliance with appropriate internal noise level criteria and does not set out a scheme of mitigation designed to achieve acceptable living conditions within the development. As such, condition 10 cannot be discharged on the basis of the submitted information.

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