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 16 (Environmental Standards) and 37 (TV Reception) attached to Planning Permission 137841/FO/2023.

Location:

Land at Downley Drive Manchester M4 6BW

Application reference:

OTH-2026-001037

Applicant:

Mr James Tait Great Places Housing Group

Date of application:

15 July 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.

Environmental Standards

The following information has been submitted in respect of this planning condition:

- Post Construction Review Statement Rev 01 (Prepared by Civic; Dated 14/07/2026)

Received by the City Council as Local Planning Authority on 15/07/2026.

The submitted information is acceptable in regard to part b of condition 16 only. In order to fully comply with the requirements of the condition, the approved measures shall be retained and maintained for the lifetime of the development.

Part b of condition 16 is now discharged on this basis. Condition 16 is now discharged in its entirety.

TV Reception

The following information has been submitted in respect of this planning condition:

- Television Signal Reception Assessment (Prepared by GTech; Issue 0.1; Dated 17/09/2026)

Received by the City Council as Local Planning Authority on 17/09/2026.

The submitted information is acceptable in regard to condition 37 only. In order to fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and be adhered to for its lifetime.

Condition 37 is now discharged on this basis.

Date: 18 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.