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 4b (acoustic insulation) attached to Planning Permission 142407/FO/2025.

Location:

Maple House Threapwood Road Manchester M22 0RR

Application reference:

OTH-2026-001265

Applicant:

Mr Thomas George Tunstall Rider Levett Bucknall

Date of application:

18 August 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.

Noise

The City Council as Local Planning Authority have considered the submitted information.

- Supporting Information - 31 July 2026 - Verification Noise Report - Reference: P25-332-M01v1

The submitted documents have been reviewed and are considered to be insufficient. On this basis condition 4B (Noise verification) to planning permission referenced 142407/FO/2025 is not discharged. The information submitted is insufficient to discharge the condition, as the ASHP had not been fitted and measured at the time of the verification report, the condition cannot be discharged.

Date: 28 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.