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 Condition 14c (Contaminated Land) for Phase 2, attached to Planning Permission 142998/JO/2025.

Location:

Land At Mount Road Manchester

Application reference:

OTH-2026-001537

Applicant:

Mr George Ruffley Kellen Homes Limited

Date of application:

03 September 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.14c (contaminated land verification) for Phase 2

The content of the following documents from Kellen Homes have been reviewed.

Garden Validation for plot nos. 36,40,44,48 Dated: 21st October 2025 Reference: 18-062-V45

Garden Validation for plot nos. 52,56,59 Dated: 4th November 2025 Reference: 18-062- V6

Garden Validation for plot nos. 64, 68, 71, 188, 190, 194, 258, 262, 266 Dated: 17th December 2025 Reference: 18-062- V7

Garden Validation for plot nos. 92-101 Dated: 20th January 2026 Reference: 18-062- V1-2

Garden Validation for plot nos. 76, 80, 82, 84, 88, 178, 182 Dated: 20th January 2026 Reference: 18-062- V4-2

Garden Validation for plot nos. 218, 222, 254 Dated: 10th February 2026 Reference: 18-062- V8

Garden Validation for plot nos. 198,202,226,229,235,238 Dated: 24th March 2026 Reference: 18-062- V9

Garden Validation for plot nos. 158, 162, 206, 210, 214, 234 Dated: 28th April 2026 Reference: 18-062- V10

Garden Validation for plot no. 246 Dated: 19th May 2026 Reference: 18-062- V11

Garden Validation for plot no. 166 Dated: 28th May 2026 Reference: 18-062- V12

Garden Validation for plot nos. 142 and 146 Dated: 17th June 2026 Reference: 18-062-V13

Garden Validation for plot nos. 125,138,242 Dated: 29th July 2026 Reference: 18-062- V14

Garden Validation for plot nos. 113,117,154,170,174 Dated: 19th August 2026 Reference: 18-062- V15

Garden Validation for plot nos. 121, 130, 134, 150 Dated: 1st September 2026 Reference: 18-062- V16

Received 3rd September 2026.

On the basis of the information referenced above, condition no.14 c is discharged for Phase 2 of the development.

Date: 05 October 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.