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 41 (Solar Panels) attached to Planning Permission 142464/FO/2025.

Location:

Riverpark Trading Estate Riverpark Road Manchester M40 2XR

Application reference:

OTH-2026-001502

Applicant:

Mr George Ruffley Kellen Homes Limited

Date of application:

02 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.

Discharge of Condition 41 (Solar Panels) attached to Planning Permission 142464/FO/2025

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

- 36876 clearline fusion pv schedule - river park road, manchester.pdf (Received 1 September 2026)
- 36876 sk1 viridian fusion site plan - river park road, manchester.pdf (Received 1 September 2026)
- 80048 clearline fusion data sheet 405-m10 v2-2 -en.pdf (Received 1 Septembre 2026)
- project plan_kellen aps_block d.pdf (Received 2 September 2026)
- project plan_kellen aps_block c.pdf (Received 2 September 2026)
- 1462-jda-z3-rf-dr-a-0210-c01-block c roof ga plan.pdf (Received 2 September 2026)
- 1462-jda-z5-rf-dr-a-0210-c02-block e roof ga plan.pdf (Received 2 September 2026)
- project plan_kellen aps_block a.pdf (Received 2 September 2026)
- project plan_kellen aps_block e.pdf (Received 2 September 2026)
- 1462-jda-z4-rf-dr-a-0210-c02-block d roof ga plan.pdf (Received 2 September 2026)
- project plan_kellen aps_block b.pdf (Received 2 September 2026)
- 1462-jda-z1-rf-dr-a-0210-c01-block a roof ga plan.pdf (Received 2 September 2026)
- 1462-jda-z2-rf-dr-a-0210-c01-block b roof ga plan.pdf (Received 2 September 2026)
- 27428-KEL-SPR-MID-OPP-05-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-SPR-END-OPP-05-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-OLI-END-OPP-06-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-LIN-END-AS-05-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-LAR-MID-OPP-05-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-LAR-END-OPP-05-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-HIC-MID-OPP-03-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-HIC-HPE-OPP-03-00-00-02-M10-X (Received 02 October 2026)
- 27428-KEL-HIC-END-OPP-04-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-FOX-END-OPP-05-00-00-00-M10-X (1) (Received 02 October 2026)
- 27428-KEL-CED-MID-OPP-05-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-CED-HPE-OPP-04-00-00-02-M10-X (Received 02 October 2026)
- 27428-KEL-CED-END-OPP-06-00-00-00-M10-X (Received 02 October 2026)
- 27428-KEL-ASP-MID-OPP-00-05-00-00-M10-X (3) (Received 02 October 2026)
- 27428-KEL-ASP-END-AS-06-00-00-00-M10-X (1) (Received 02 October 2026)
- 27428-KEL-ACA-END-XX-06-00-00-00-M10-X (6) (Received 02 October 2026)
- 27428-KEL-ABU3B-END-OPP-05-00-00-00-M10-X (5) (Received 02 October 2026)
- 27428-KEL-ABU2B-END-AS-05-00-00-00-M10-X (10) (Received 02 October 2026)
- 1462-JDA-Z1-XX-DR-A-0300-C01 (Received 05 October 2026)
- 1462-JDA-Z1-ZZ-MR-A-0001-P09-PV Panel Section (Received 05 October 2026)
- 1462-JDA-Z1-ZZ-MR-A-0001-P09-PV Panel Section (Received 05 October 2026)
- 1462-JDA-Z3-XX-DR-A-0300-C01 (Received 05 October 2026)

The above information submitted has been considered and is acceptable.

On the basis of compliance with the above, Condition 41 is now formally discharged.

Date: 07 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.