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 3 (Materials) attached to Planning Permission PLA-2026-000400.

Location:

23 Northfield Road Manchester M40 3SZ

Application reference:

OTH-2026-001280

Applicant:

Mrs Kirsty McDonald

Date of application:

20 August 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 3 (Materials)

The following information has been submitted in respect of planning condition 3 (Materials):

-Photo- Red brick for front of extension, received by the City Council as Local Planning Authority on 8 September 2026.

-Photo no.1- Imperial weathered cheshire pre war (dual faced) to match side and back of the house, received by the City Council as Local Planning Authority on 8 September 2026.

-Photo no.2- Imperial weathered cheshire pre war (dual faced) to match side and back of the house, received by the City Council as Local Planning Authority on 9 October 2026.

-Email Correspondence- Applicant email regarding brick for side and rear of extension, received by the City Council as Local Planning Authority on 9 October 2026.

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 9 October 2026.

For the avoidance of doubt, materials listed within the Application for Approval of Details Reserved by Condition are as follows:

Radcliffe red brick for front of the extension to match the existing front

Imperial weathered cheshire pre war (dual faced) for the side and back of the extension to match existing side and back.

Natural slate Marley tiles to match existing.

White UPVC windows and doors to match existing

Slate Grey velux windows

Black UPVC fascia and guttering to match existing

The above details are considered to be acceptable to discharge condition 3 attached to planning permission referenced PLA-2026-000400 on the basis the development is fully implemented in accordance with the approved details.

Date: 12 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.