MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 6 (Boundary Treatment), 7 (Waste Management) and 12 (Acoustic Insulation) attached to Planning Permission 143656/FO/2025.

Location:

Land Between Rochdale Road and Tudor Avenue Blackley Park Road Manchester M9 4DQ

Application reference:

OTH-2026-001310

Applicant:

Mr Alex Kennedy

Date of application:

11 August 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 6 (boundary treatment)

The boundary treatment shown on drawing referenced RK103.07/A (proposed boundary treatments), to include black painted detail, received by the City Council as Local Planning Authority on 2 September 2026, is satisfactory. Subject to implementation of the agreed details, condition 6 can be discharged.

Condition 7 (waste management)

The waste management details shown on drawing referenced RK103.06/A (proposed bin store details), received by the City Council as Local Planning Authority on 2 September 2026, are satisfactory. Subject to implementation of the agreed details, condition 7 can be discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 12 (acoustic insulation)

The submitted information provided fails to demonstrate that the proposed development can achieve acceptable internal noise levels whilst also providing an appropriate ventilation strategy. In particular, the overheating assessment remains incomplete, alternative ventilation arrangements have not been specified and inconsistencies are present within the submitted noise assessment. As such, it has not been demonstrated that overheating can be mitigated without compromising internal noise conditions, or that any required mechanical ventilation system would achieve the relevant internal noise criteria during normal operation.

Further, the condition requires post-completion verification testing to confirm that the approved noise insulation and ventilation measures have been implemented and are operating effectively. No such verification has been provided and therefore it has not been demonstrated that the completed development accords with the approved mitigation scheme or that the required internal noise standards have been achieved.

Accordingly, insufficient information has been submitted to demonstrate compliance with the requirements of the condition and therefore condition 12 cannot be discharged at this time.

Date: 13 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA