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 3 (Materials - to be approved), 4 (Window Design and Detail), 8a (Noise Insulation and Ventilation), 10 (Construction Management Plan), and 22a (Contaminated land) attached to planning permission 145297/FO/2026

**Location:**

404 Wilbraham Road Manchester M21 0UU

**Application reference:**

OTH-2026-001121

**Applicant:**

APL

**Date of application:**

23 July 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 3 (Materials - to be approved)**

The City Council, as Local Planning Authority, has assessed the following documents:

- Exterior Finishes Schedule Rev A (260720 - 404 Wilbraham Road - Exterior Finishes - RevA.pdf), received 23 July 2026;
- EUROCELL System Charisma window details (EUROCELL_SYSTEM_CHARISMA_700x600_02.jpg), received 15 September 2026;
- Eurocell Vertical Sliding Sash Windows brochure, received 15 September 2026;
- Liniar 70mm Casement Window details (Linear 70mm Casement.jpg), received 15 September 2026;
- Liniar 70mm Casement Window brochure, received 15 September 2026; and
- Holcim Mortar Colour Range information, received 15 September 2026.

The Local Planning Authority is satisfied that the submitted details provide full specifications of the external materials to be used in the development, including the proposed windows and mortar finish. The submitted materials are considered acceptable and would ensure a satisfactory appearance of the development in the interests of visual amenity.

The development shall be carried out in accordance with the approved details.

Condition 3 (Materials - to be approved) attached to planning permission 145297/FO/2026 is hereby discharged in full.

**Condition 4 (Window Design and Detail)**

The City Council, as Local Planning Authority, has assessed the following documents:

- Typical Sliding Sash Window Drawing DL05, received 23 July 2026;
- Typical Side Hung Window Drawing DL06, received 23 July 2026;
- EUROCELL System Charisma Vertical Sliding Sash Window details, received 15 September 2026;
- Eurocell Vertical Sliding Sash Windows brochure, received 15 September 2026;
- Liniar 70mm Casement Window details and brochure, received 15 September 2026;
- Exterior Finishes Schedule Rev A, received 23 July 2026.

The Local Planning Authority is satisfied that the submitted details provide sufficient information regarding the design, appearance and specification of the proposed windows, including sectional details, reveal depths and brick soffits. The submitted details are considered acceptable and would ensure that the development achieves a high standard of design appropriate to its prominent corner location and surrounding townscape.

The development shall only be implemented in accordance with the agreed details.

Condition 4 (Window Design and Detail) attached to planning permission 145297/FO/2026 is hereby discharged in full.

## 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 8a (Noise Insulation and Ventilation)**

The City Council, as Local Planning Authority, has assessed the following documents:

- Acoustic Assessment Report prepared by Clement Acoustics (Ref: 20711-EBF-01-AA-R1, dated 15 July 2026).

The submitted acoustic report has been reviewed. Whilst the report provides preliminary glazing and ventilation recommendations, it also identifies the need for a detailed overheating assessment in accordance with the Association of Noise Consultants (ANC) and Acoustics, Ventilation and Overheating (AVO) guidance. This assessment is required to demonstrate how overheating can be mitigated whilst maintaining acceptable internal noise levels and to establish appropriate alternative ventilation measures during night-time periods.

Given the site's location adjacent to busy roads, reliance on opening windows for ventilation during night-time periods would not be acceptable, particularly for dwellings with elevations facing Wilbraham Road and Egerton Road North, as this would likely result in unacceptable internal noise levels. In the absence of the required overheating assessment and confirmation of suitable alternative ventilation measures, the Local Planning Authority is not satisfied that the submitted details demonstrate compliance with the requirements of the condition.

Condition 8a (Noise) attached to planning permission 145297/FO/2026 is therefore not discharged.

**Condition 10 (Construction Management Plan)**

The City Council, as Local Planning Authority, has assessed the following documents:

a. Con Method Statement Rev 1.pdf - Construction Method Statement - 23 Jul 2026

The submitted Construction Management Plan (CMP) has been reviewed. Whilst the CMP includes details relating to construction traffic, noise and dust suppression measures, vehicle types, banksman control, delivery management and welfare arrangements, a number of matters remain outstanding.

In particular, insufficient information has been provided regarding the proposed construction access arrangements, on-site parking provision, loading and unloading areas, waste storage locations and the management of construction traffic. The Council has also requested a swept path assessment for the largest anticipated vehicle, an updated dimensioned site logistics plan, clarification regarding any required road or footway closures, information relating to utility connections affecting the highway, and a Traffic Management Plan in principle to demonstrate the impact of the development on pedestrians, cyclists and the wider highway network. Furthermore, clarification is required regarding the routing and timing of delivery vehicles, including measures to avoid peak traffic periods.

In the absence of this information, the Local Planning Authority is not satisfied that the construction phase can be undertaken without unacceptable impacts on highway safety, the free flow of traffic, or the amenities of highway users.

Condition 10 (Construction Management Plan) attached to planning permission 145297/FO/2026 is therefore not discharged.

**Condition 22a (Contaminated Land)**

The City Council, as Local Planning Authority, has assessed the following documents:

- Phase I Desk Study and Preliminary Contaminated Land Risk Assessment (23 July 2026).

The submitted Preliminary Risk Assessment (PRA) has previously been reviewed and is considered acceptable. However, the PRA recommends that a site investigation be undertaken to verify ground conditions on the site, and the submission of this information forms part of the requirements of Condition 22a.

Whilst the risks associated with historical contamination and ground gas are considered to be low, the site investigation remains necessary due to the site's most recent use. The previous storage activities undertaken on the land give rise to uncertainty as to whether any materials or substances may have been present that could have adversely affected ground quality. A site investigation is therefore required to confirm whether contamination is present and to assess any risks to future occupants.

The PRA also recommends that the site investigation be undertaken for geotechnical purposes and to satisfy the requirements of other bodies, such as building warranty providers. Whilst these matters fall outside the remit of the Local Planning Authority, the contamination-related requirements of the condition have not yet been addressed.

In the absence of the recommended site investigation and associated findings, the Local Planning Authority is not satisfied that the requirements of the condition have been met.

Condition 22a (Land Contamination) attached to planning permission 145297/FO/2026 is therefore not discharged.

Date: 16 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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