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 Conditions 5 (Materials), 6 (Highway works), 27 (Bat and bird boxes), 32 (External lighting) and 39b (Boundary treatment) attached to Planning Permission 144385/JO/2025.

Location:

Land to the south of Alderford Parade. Land north of Dinnington Drive and South of Tamerton Drive. Land to the west of Starmoor Drive and north and east of Heatherdale Drive.

Application reference:

OTH-2026-001357

Applicant:

Mr Julian Hoe J Greenwood Builders Ltd

Date of application:

17 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 no. 5 (Materials)

The content of the following plans has been reviewed:

-Proposed external materials plan ref: 21-026-BSA-XX-XX-D-A-1060

-Block 5 Plans & Elevations plan ref: 21-026-BSA-D-A-1014 rev. D

-Blocks 7, 14, 15 Plans & Elevations plan ref: 21-026-BSA-D-A-1018 rev. D

-Block 8 Plans & Elevations plan ref: 21-026-BSA-D-A-1020 rev. C01

-Blocks 6, 9, 10 Plans & Elevations plan ref: 21-026-BSA-D-A-1022 rev. D

-Block 16 Plans & Elevations plan ref: 21-026-BSA-D-A-1026 rev. D

-Block 20 Plans & Elevations plan ref: 21-026-BSA-D-A-1032 rev. C01

-Block 22 Plans & Elevations plan ref: 21-026-BSA-D-A-1036 rev. D

-Block 23 Plans & Elevations plan ref: 21-026-BSA-D-A-1038 rev. D

On the basis that the development is implemented in accordance with the details on the Proposed external materials plan ref: 21-026-BSA-XX-XX-D-A-1060, in the locations shown on the plans referenced above condition no. 5 is discharged.

Condition no. 6 (Highway works)

The details on the following plans have been reviewed:

-Section 38 layout sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6500 rev.P02

-Section 38 layout sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6501 rev. P02

- Proposed highways stopping up plan ref: 33716-SUT-ZZ-XX-DR-C-6502 rev. P01

- Section 38 Construction Details plan ref: 33176-SUT-ZZ-XX-DR-C-6510 rev. P04

-Section 38 Kerbing layout Sheet 1 of 2 plan ref: 33176-SUT-ZZ-XX-DR-C-6515 rev. P03

-Section 38 Kerbing layout Sheet 2 of 2 plan ref: 33176-SUT-ZZ-XX-DR-C-6516 rev. P03

-Section 278 and section 38 hybrid legal drawing sheet 1 of 2 plan ref: 33176-SUT-ZZ-XX-DR-C-6600 rev.P02

-Section 278 and section 38 hybrid legal drawing sheet 2 of 2 plan ref: 33176-SUT-ZZ-XX-DR-C-6601 rev.P02

-Virgin Media ducting plan ref: CIV-01 (A2) C4

-Ducting and connection details overlaid on proposed site plan ref: 21-026-BSA-XX-XX-D-A-2004 rev.A

-United Utilities Plan

Agent email to the Statutory Approvals Team dated 22nd June 2026

On the basis that the development is implemented in accordance with the details on the section 38 and 278 plans referenced above, and all the agreed works are completed prior to the first dwelling unit in that phase being occupied, condition no.6 is discharged.

For the avoidance of doubt, this recommendation does not constitute approval under the Section 278 and 38 agreement and/or any associated Traffic Regulation Order requirements. The applicant will still be required to enter into a Section 278 Agreement and Section 38 Agreement with the Highway Authority and obtain all necessary approvals prior to commencing any works within the adopted highway.

Condition no. 27 (Bat and bird boxes)

The details on the following plans have been reviewed:

- Proposed bat and bird box positions plan ref: 21-026-BSA-XX-XX-D-A-1062

- 21-026 Alderford Parade Habitat Box Provision Details dated 23rd July 2026

-Block 5 Plans & Elevations plan ref: 21-026-BSA-D-A-1014 rev. D (integrated sparrow box location)

-Blocks 7, 14, 15 Plans & Elevations plan ref: 21-026-BSA-D-A-1018 rev. D (integrated swift brick locations)

-Block 8 Plans & Elevations plan ref: 21-026-BSA-D-A-1020 rev. C01 (integral bat box location)

-Blocks 6, 9, 10 Plans & Elevations plan ref: 21-026-BSA-D-A-1022 rev. D (integral bat box location)

-Block 16 Plans & Elevations plan ref: 21-026-BSA-D-A-1026 rev. D(integrated sparrow box location)

-Block 20 Plans & Elevations plan ref: 21-026-BSA-D-A-1032 rev. C01(integrated swift brick location)

-Block 22 Plans & Elevations plan ref: 21-026-BSA-D-A-1036 rev. D (integrated swift brick location)

-Block 23 Plans & Elevations plan ref: 21-026-BSA-D-A-1038 rev. D (integrated sparrow box location)

-Bricology details sheet for bat box/brick, sparrow box/brick and swift box/brick

On the basis that the development is implemented in accordance with the details on Proposed bat and bird box positions plan ref: 21-026-BSA-XX-XX-D-A-1062 and the Bricology details sheet for bat box/brick, sparrow box/brick and swift box/brick, in the locations identified on Blocks 5,6,7,8,9,10, 14,15,16 ,20,22,23, prior to the occupation of the buildings, and retained at all times thereafter condition no.27 is discharged

Condition no. 32 (External lighting)

The details on the following plans have been reviewed:

-Electricity North West plan ref: 5500349519-00 Overlay

-Street Lighting Proposed Road Lighting Layout Sheet 1 of 2 plan ref: AC-MSL-6615-1301 rev.C02

- Street Lighting Proposed Road Lighting Layout Sheet 1 of 2 plan ref: AC-MSL-6615-1302 rev.C02

On the basis that the development is implemented in accordance with the details on the plans referenced above, and all the agreed works are completed prior to the first dwelling unit in that phase being occupied, condition no.32 is discharged.

For the avoidance of doubt, this recommendation does not constitute approval under the Section 278 or the Section 38 process. The applicant will still be required to enter into a Section 278 Agreement and Section 38 with the Highway Authority and obtain all necessary approvals prior to commencing any works within the adopted highway.

Condition no. 39b (Boundary treatment)

The details on the following plan and within the email have been reviewed:

- Proposed Boundary Treatment Plan to Plots 1-5 plan ref: 21-026-BSA-XX-XX-D-A-1061 – rev.C01 received 20th October 2026

- Agent email 22.10.2026 confirming colouration of the proposed railings

On the basis that the development of plot nos. 1-5 (all) is implemented in accordance with the details on the plan referenced above; that the railings and metal base plate boundary treatment to Waterloo Road are Anthracite Grey (RAL7016) in colouration , and that the boundary treatment is implemented prior to plot nos. 1-5 being occupied and is retained thereafter, condition no.39b is discharged

Date: 22 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.