

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

Partial approval of details reserved by condition

Applicant

Mr Karl Harrison
Burnage Academy for Boys
C/o Agent

Agent (if used)

Mr Liam Denby
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Unit 8 Navigation Business Village
Navigation Way
Preston
PR2 2YP

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (Construction Management Plan), 5 (Community Use Agreement), 7 (external lighting scheme), 9 (Maintenance Management Scheme), 10 (Drainage scheme), 11 (Drainage Management), 12 (Habitat and Management plan) and 13 (Car and cycle management plan) from planning approval reference 141577/FO/2024.

Location: Burnage Media Arts College, Burnage Lane, Manchester, M19 1ER

Date of application: 12 May 2025

Application number: CDN/25/0441

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 4 (CMP)

The following information has been submitted in respect of planning condition 4 (Construction Management Plan):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Burnage Academy for Boys - Vehicle Access Routes - Cricket Facility Project', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Construction Traffic Management Plan', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

The details submitted in the above documents are considered to be acceptable and condition 4 attached to planning permission referenced 141577/FO/2024 is formally

discharged on the basis that the development is fully implemented in accordance with the approved details.

Condition 7 (External Lighting Scheme)

The following information has been submitted in respect of planning condition 7 (External Lighting Scheme):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

The details on the submitted application form indicate that the development approved under 141577/FO/2024 will not feature any flood lighting. Condition 7 attached to planning permission referenced 141577/FO/2024 is formally discharged on the basis that the development is fully implemented in accordance with these details.

Condition 9 (Maintenance Scheme)

The following information has been submitted in respect of planning condition 9 (Maintenance and Management Scheme):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Management and Maintenance Plan', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

The details submitted in the above documents are considered to be acceptable and condition 9 attached to planning permission referenced 141577/FO/2024 is formally discharged on the basis that the development is fully implemented in accordance with the approved details.

Condition 12 (HMMP)

The following information has been submitted in respect of planning condition 12 (Habitat Management and Monitoring Plan):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Habitat Management and Monitoring REV.A', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

The details submitted in the above documents are considered to be acceptable and condition 12 attached to planning permission referenced 141577/FO/2024 is formally discharged on the basis that the development is fully implemented in accordance with the approved details.

Condition 13 (Car/Cycle Parking Plan)

The following information has been submitted in respect of planning condition 13 (Car and Cycle Parking Management Plan):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Burnage Academy for Boys - Car & Cycle Parking Management Plan - Cricket Facility Project', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Cycle and Parking Plan', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

The details submitted in the above documents are considered to be acceptable and condition 12 attached to planning permission referenced 141577/FO/2024 is formally discharged on the basis that the development is fully implemented in accordance with the approved details.

Part 2 – Particulars of decision (b)

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

Condition 5 (CUA)

No details of a Community Use Agreement have been provided. On this basis, condition 5 attached to planning permission referenced 141577/FO/2024 is not discharged.

Condition 10 (Drainage Scheme)

The following information has been submitted in respect of planning condition 10 (Drainage Scheme):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Cricket Practice Facility - Drainage', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'The Stages of Drainage', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

Example drainage plan, stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

The above information has been assessed and is considered insufficient to discharge this planning condition. This is on the basis that the applicant has failed to provide adequate details of:

- Ground percolation tests to BRE 365.
- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003.
- Volume design calculations to 1% probability annual rainfall event + 40% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.
- Location plans indicating position (soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.

Condition 10 attached to planning permission referenced 141577/FO/2024 is therefore not formally discharged.

Condition 11 (Drainage Management)

The following information has been submitted in respect of planning condition 11 (Drainage Management):

'Application for Approval of Details Reserved by Condition', numbered 'PP-14010926', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'Cricket Practice Facility - Drainage', stamped as received by the City Council as Local Planning Authority on the 12th May 2025.

'The Stages of Drainage', stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

Example drainage plan, stamped as received by the City Council as Local Planning Authority on the 4th June 2025.

The above information has been assessed and is considered insufficient to discharge this planning condition. This is on the basis that the applicant has failed to provide adequate details of:

- The implementation, maintenance and management of the surface water drainage scheme (yet to be approved) under condition 10.
- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings (yet to be approved) as part of condition 10.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Condition 11 attached to planning permission referenced 141577/FO/2024 is therefore not formally discharged.

Date: 3 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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-inspectorate. 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.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.