

Support Statement

PLANNING APPROVAL: 128987/FO/2020

PLANNING CONDITION No. 6

H&S Job No. 14,273

PROPOSED MEDICAL CENTRE AND RESIDENTIAL DEVELOPMENT AT
THE FORMER DUCIE ARMS PUBLIC HOUSE, 424 STOCKPORT
ROAD, LONGSIGHT, MANCHESTER. M12 4EX.

This statement has been prepared in support of the Discharge of Condition (6) attached to Planning Approval ref: 128987/FO/2020.

The previous Discharge of Condition application ref: CDN/25/0024 was determined on 10th March 2025. Condition (6) was partially discharged as part of this application subject to receiving an email from United Utilities confirming the flow rates and the easement surrounding the existing combined sewer.

This application now seeks to fully discharge Condition (6).

Please see the following supporting information below:

A – Decision Notice for application ref: CDN/25/0024

B – Correspondence from United Utilities confirming acceptance of the proposed flow rates and confirmation of a 4m easement requirement.

C – Proposed Site Plan showing the position of the existing combined sewer and the 4m easement provided.

A. Decision Notice for application ref: CDN/25/0024



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

Approval of details reserved by condition

Applicant

Dr Noman Ehsan
Mediscan Diagnostic Services Ltd
Thameside Business Park
The Forum
Windmill Lane
Denton
M34 3QS

Agent (if used)

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 6 in part (Sustainable Drainage) attached to planning permission ref: 128987/FO/2020

Location: 424 Stockport Road, Manchester, M12 4EX

Date of application: 14 January 2025

Application number: CDN/25/0024

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 6 (drainage)

The following information received by the City Council as Local Planning Authority on 14

January 2025 has been assessed as being acceptable:

Drainage calculations prepared by Bell Munro Consulting Ltd

(Rev A); Drawing referenced J8123/D02 (drainage details);



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In association with Townland Consultants H.K

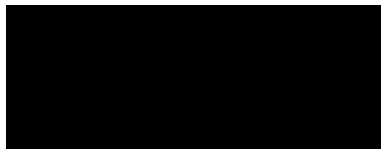
Drawing referenced J8123/D01 (drainage layout); Drawing referenced J8123/D04 (flood routing plan); Drawing referenced J8123/D03 (attenuation details);

Drainage Strategy Report prepared by Ridge (Ref: 3289-RDG-00-ZZ-RP-C-00010) dated 17 June 2021.

The condition can be partially discharged, subject to the submission of an e-mail from United Utilities to confirm the flow rate and confirming the easement surrounding the 770x640 BR combined sewer.

Date: 10 March 2025

Signed:

A black rectangular box redacting the signature of Julie Roscoe.

Julie

Roscoe
Director of Planning, Building Control & Licensing

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

B. Correspondence from United Utilities

Ryan Wild

From: seweradoptions@uuplc.co.uk
Sent: 17 April 2025 14:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 14,273 - Ducie Arms - Condition 6

Good Afternoon Ryan

I hope you're well

I can confirm that the flow rate of 5l/s would be acceptable however the easement is 4m either side of the brick sewer, therefore anything within 4m would be considered a build over and we would object to these proposals.

Kind Regards

If you have received a great service today why not tell us?

Visit: unitedutilities.com/wow



Conor Donaghy
Developer Engineer
Developer Services & Metering
T: 01925 429097
unitedutilities.com

----- Original Message -----

From: seweradoptions@uuplc.co.uk [seweradoptions@uuplc.co.uk]
Sent: 16/04/2025 15:16

Subject: 14,273 - Ducie Arms - Condition 6

Good Afternoon,

Thank you for your email.

I can confirm that I have now sent this across to Conor Donaghy who will respond on or before 23/04/2025.

Kind regards,



Sewer Adoptions Customer
Care Team Developer Services
& Metering Customer Services
T: 0345 026 8989
unitedutilities.com

----- Original Message -----

From: Ryan Wild [ryanwild@howardandseddon.co.uk]

Sent: 16/04/2025 14:59

To: seweradoptions@uuplc.co.uk

Subject: 14,273 - Ducie Arms - Condition 6

Hi,

Proposal: Discharge of condition 6 in part (Sustainable Drainage) attached to planning permission ref: 128987/FO/2020

Location: 424 Stockport Road, Manchester, M12 4EX

We have recently received the attached S106 approval notice in relation to the above.

Planning Condition (6) relating to the drainage scheme has been partially discharged. The Decision Notice (attached) reads:

The condition can be partially discharged, subject to the submission of an e-mail from United Utilities to confirm the flow rate and confirming the easement surrounding the 770x640 BR combined sewer.

Please can you confirm the flow rate and the easement surrounding the 770x640 BR combined sewer to allow us to fully discharge the Condition. I believe your reference for this application is **DC25131**.

Please let us know if you require any further information.

Thank you.

Kind Regards.

Ryan Wild BSc (Hons)

Howard and Seddon A.R.I.B.A.

64 Washway Road, Sale, Cheshire M33 7RE.

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Fax: 0161 962 3485

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Web: www.howardandseddon.co.uk



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C. Site plan showing combined sewer and easement

