

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

Refusal of details reserved by condition

Applicant

Mr Andrew Wooley
Greater Manchester Academies Trust
Manchester Communication Academy
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Manchester
M40 8NT

Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of condition 16 (drainage) attached to planning permission referenced 138956/FO/2024

Location: Manchester Communication Academy, 2A Silchester Drive, Manchester, M40 8NT

Date of application: 10 February 2025

Application number: CDN/25/0114

Part 2 – Particulars of decision

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

Condition 16 (drainage)

The submitted drainage information is not satisfactory.

The following points need to be addressed:

- Relating to drawing no. 11258-WML-Y7-XX-DR-C-2001-T01 (Year 7 Block): -
- The proposed drawing must include the proposed maximum flow rate (S7).
- The porosity and minimum cover level of the tank should be illustrated on the drainage layout.
- Relating to drawing no. 11258-WML-SC-XX-DR-C-1001-T01 (Science Block): -

No SuDS measures or flow control device have been included on the drainage layout, and no restricted discharge rate has been illustrated. Please clarify how surface water discharge will be limited and at what maximum rate.

- Both the Year 7 Block and the Science Block are proposed to discharge to 'private surface water' sewers, yet the drainage layouts state that they are subject to agreement with United Utilities. Please confirm that the surface water system will discharge to a private sewer, as United Utilities agreement would be required to discharge to the public sewer.

- A proposed surface water drainage layout for the MUGA pitches, showing all components, outfalls, levels and connectivity is required.

- The hydraulic calculations and the drainage layout drawing do not correspond. For the Year 7 Block, the hydraulic calculations refer to manhole S5 as the flow control chamber, but this is shown to be S7 on the drainage layout. There are two S4 manholes and no S6 manhole.

In addition:

- The hydraulic calculations use a discharge limited to 5l/s via a hydrobrake for the Year 7 Block. However, the same document states that the discharge rate will be limited to 3.6l/s in the 100 year + 45% CC event. Please clarify the limited discharge rate.

- Hydraulic calculations have only been provided for the Year 7 Block (drawing no. 11258-WML-Y7-XX-DR-C-2001-T01). Hydraulic calculations are required (including all engineering parameters and manhole schedules) for the MUGA pitches and the Science Block (drawing no. 11258-WML-SC-XX-DR-C-1001-T01). It is unclear what level of betterment is proposed for the discharge rate from the Science Block or MUGA.

- All hydraulic calculations should correspond with drainage layouts, so that they can be cross-referenced for checks.

- An overland flow routing plan is required. Any above ground flooding within the hydraulic model must be reflected within the layout and controlled within the site boundary.

For the Year 7 Block, construction details have been provided for the manholes and the attenuation tank. The following is required:

- For the Year 7 Block, please provide construction details for the flow control.

- For the Science Block, construction details have been provided for the channel drains and manholes. If SuDS and a flow control device are proposed as part of the Science Block drainage system, construction details are required.

- For the MUGA pitches, please provide construction details of any flow control and SuDS elements.

Until further information is submitted to and agreed in writing to take account of the above requirements, condition 16 cannot be discharged.

Date: 27 March 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.