

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 Mark McNulty
Greater Manchester Education Trust
Levenshulme High School For Girls
Crossley Road
Manchester
M19 1FS

Agent (if used)

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SK7 5ER

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 5 (Construction management plan) and 6 (Drainage) attached to planning permission 138684/FO/2023.

Location: Levenshulme High School For Girls, Crossley Road, Manchester, M19 1FS

Date of application: 28 February 2025

Application number: CDN/25/0191

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 5 (CMP)

The following information has been submitted in respect of planning condition 5 (Construction Management Plan):

'Application for Approval of Details Reserved by Condition', numbered 'PP-13817982', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'Construction Phase Plan (Including Environmental', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

The above details are considered to be acceptable and condition 5 attached to planning permission referenced (138684/FO/2023) is formally discharged on the basis 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 6 (Drainage)

The following information has been submitted in respect of planning condition 6 (Drainage):

'Application for Approval of Details Reserved by Condition', numbered 'PP-13817982', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'Surface Water Drainage Calculations', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'PROPOSED DRAINAGE GA', numbered '11258-WML-SC-XX-DR-C-1001-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'TYPICAL DRAINAGE DETAILS SHEET 1', numbered '11258-WML-SC-XX-DR-C-1002-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'TYPICAL DRAINAGE DETAILS SHEET 2', numbered '11258-WML-SC-XX-DR-C-1003-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'TYPICAL DRAINAGE DETAILS SHEET 3', numbered '11258-WML-SC-XX-DR-C-1004-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'PROPOSED SITE LEVELS GA', numbered '11258-WML-SC-XX-DR-C-1010-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'PROPOSED EXTERNAL WORKS GA & DETAILS', numbered '11258-WML-SC-XX-DR-C-1015-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'PROPOSED DRAINAGE GA', numbered '11258-WML-Y7-XX-DR-C-2001-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'TYPICAL DRAINAGE DETAILS SHEET 1', numbered '11258-WML-Y7-XX-DR-C-2002-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'TYPICAL DRAINAGE DETAILS SHEET 2', numbered '11258-WML-Y7-XX-DR-C-2003-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'TYPICAL DRAINAGE DETAILS SHEET 3', numbered '11258-WML-Y7-XX-DR-C-2004-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'PROPOSED SITE LEVELS GA', numbered '11258-WML-Y7-XX-DR-C-2010-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

'PROPOSED EXTERNAL WORKS GA & DETAILS', numbered '11258-WML-Y7-XX-DR-C-2015-T01', stamped as received by the City Council as Local Planning Authority on the 28th February 2025.

The above information has been assessed and is considered inadequate to discharge this planning condition for the following reasons:

1) The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts

2) Please update the layout and calculations for the following:
Flow rate of Hydro-brake flow control in the layout.
Invert level and Cover level of Storage structure.
The Invert levels and Cover levels of S4 do not match.

3) Details of how the scheme shall be maintained and managed after completion remain outstanding, please provide.

Date: 17 April 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.