

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

Approval of details reserved by condition

Applicant

Ms. Andrea Peak
Terra Nova Development limited
Great Places
2A Derwent Avenue
West Didsbury
Manchester
M21 7QP

Agent (if used)

Mr Adam Collinge
Bowker Sadler Architecture
Hatherlow House
Hatherlow
Romiley
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 (highway works) and 15 (drainage) attached to planning permission ref: 136721/FO/2024

Location: Site Of Former Day Nursery, Longhurst Road, Manchester, M9 8NS

Date of application: 15 January 2025

Application number: CDN/25/0029

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 (highway works)

The details on the following plans have been examined and are considered to be acceptable.

External Works Arrangement General Arrangement Plan ref: 106240-PEL-HEW-01-DR-D-0001-P01

S278 works General Arrangement plan ref: 106240-PEL-HGN-01-DR-D-0001-P03

S278 Land Boundary Plan ref: 106240-PEL-HGN-01-DR-D-0001-P01

S278 Pavements, Kerbs and Footways Plan ref: 106240-PEL-HKF-01-DR-D-0001-P03

S278 Setting out plan ref: 106240-PEL-HML-01-DR-D-0002-P01

S278 Sign and Road Markings Plan ref: 106240-PEL-HGN-01-DR-D-0001-P01

S278 Site Clearance Plan ref: 106240-PEL-HSC-01-DR-D-0001-P03

S278 Standard Details Plan ref: 106240-PEL-HGN-XX-DE-D-0001-P01

S278 Swept Path Analysis Driveways Sheet 1 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0002-P02

S278 Swept Path Analysis Driveways Sheet 2 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0003-P02

S278 Swept Path Analysis Driveways Sheet 3 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0004-P02

S278 Swept Path Analysis Driveways Sheet 4 of 4 Plan ref: 106240-PEL-SPA-01-DR-D-0005-P02

S278 Swept Path Analysis Driveways Emergency Vehicles Plan ref: 106240-PEL-SPA-01-DR-D-0001-P01

On the basis that the development is implemented in accordance with the details shown on the plans referenced above, and all the agreed works are completed prior to the first dwelling unit being occupied, condition no.5 is discharged.

Condition no. 15 (drainage)

The details on the following plans have been examined and are considered to be acceptable.

Drainage Standard Details plan ref: 106240-PEL-HDG-01-DE-D-0001-P03

Drainage Hydrobrake Detail Drainage Plan ref: 106240-PEL-HDG-01-DE-D-0004-P07

Section 104 Surface Water Manhole Details plan ref: 106240-PEL-HDG-01-DE-D-0002-P05

Section 104 Foul Manhole Details plan ref: 106240-PEL-HDG-01-DE-D-0003-P06

Section 104 Drainage Impermeable Areas Plan ref: 106240-PEL-HDG-01-DR-D-1002-P01

Private Drainage General Arrangement Plan ref: 106240-PEL-HDG-01-DR-D-1005-P02

Blocks 3-9 Typical Section A-A, B-B , C-C through slope in ground Plan ref: 106240-PEF-FD-XX-DR-S-1008-C04

Land Registry Plan ref: 106240-PEL-HDG-01-DR-D-1009-P02

Hydro- Brake Optimum specification ref: SHE-0108-5000-0823-5000

S104 Manhole Schedule plan ref: : 106240-PEL-HDG-01-DR-D-1008-P03

Time Area Diagram for Storm - Microdrainage results

Received 15th January 2025

Section 104 Drainage General Arrangement plan ref: 106240-PEL-HDG-01-DR-D-1001-P13

Section 104 Drainage Long Sections plan ref: 106240-PEL-HDG-01-DR-D-1003-P09

Section 104 Overland Flow Routing Plan ref: 106240-PEL-HDG-01-DR-D-1004-P01

Land Drainage General Arrangement Plan ref: 106240-PEL-HDG-01-DR-D-1006-P05

Section 104 Attenuation Foundation Plan ref: 106240-PEL-HDG-01-DR-D-1007-P02

Section 104 Drainage Attenuation Tank Plan ref: 106240-PEL-HDG-01-DR-D-1010-P03

Pell Frischmann document ref: 106240-PEF-XX-XX-CT-D-0001

Longhurst Road Modelling results (Online Controls for Storm)

Polystorm Standard Details - Offline Storage Example Three plan ref:

PSM_SD_EG_003

Received 28th February 2025

Summary Wizard of 360 minute 100 year Summer I+45% for Storm data

Longhurst Greenfield run off rate calculations document

Received 6th March 2025

On the basis that the development is implemented in accordance with the details shown on the plans and in the documentation referenced above condition no.15 is discharged.

Date: 25 March 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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-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 his 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.