



Dalton Fields, Wilbraham Road, Chorlton

Full Planning Ref: 135604/FO/2022

Non-material Amendment – Condition 9 (FFLs)

Background: -

Manchester City Council (MCC) granted full Planning permission in October 2023 (LPA Ref: 135604/FO/2022) for the 'erection of a 65 dwellings (Use Class C3(a)), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road', subject to a number of conditions.

This application (Planning Portal Ref: PP-13048421) seeks a non-material amendment to Condition 9 of the Full Planning approval as follows: -

- FFL raised to plots 15-16, 25-33 & 47-54.
- FFL lowered to plots 7-8, 19-24, 35-46 & 55-64.

The reason for this non-material amendment is as follows: -

Following the submission of the S104 Technical Approval, United Utilities came back with a number of comments regarding drainage layout and provision of sufficient cover for the main & private drainage. To accommodate the comments, we had to adjust the cover levels for the pipes which affected the proposed FFLs. In some locations we had to raise the cover above the pipes and raise the FFLs, and in other locations we were able to drop the drainage slightly which allowed us to lower the FFLs for some plots.

To enable the approval of this application the following documents have been submitted:

- Adoptable Drainage Layout Rev P2 (this drawing is to replace the approved 'Drainage Appraisal Rev P7')