MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant

Mrs Nicky Harris
Irwell Valley Homes
Soapworks
Irwell Valley Homes First Floor
Colgate Lane
Salford
M5 3LZ

Agent (if used)

Mr Nicholas Smith
Jennings Design Associates
The Warehouse
Saxon Street
Denton
M34 3DS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (CMP) 9 (Drainage), 11a (Ground Conditions) and 23 (RAMS) attached to planning permission referenced 139261/FO/2024

Location: Land Off Jurby Avenue, Manchester

Date of application: 4 November 2025

Application number: CDN/25/1063

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 no. 3 (CMP)
The content of the Construction Management Plan dated 10.10.2025 received 4th November 2025 has been considered in conjunction with the dilapidation survey photographs submitted on 12th January 2026.
On the basis the development is implemented in accordance with the contents of the document referenced above for the duration of the construction period condition no.3 is discharged.

Condition no.11a (Ground Conditions)
a) The content of the Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy ref: LKC241648 dated April 2025 has been reviewed, and is considered to be satisfactory.

Condition no.23 (RAMS)

The content of the Hedgehog Precautionary Working Method Statement ref: 11367.001 dated October 2025 has been reviewed and is considered to be satisfactory. On the basis the development is implemented in accordance with the contents of the documentation referenced above condition no.23 is discharged.

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 no. 9 (Drainage)
The content of the following documents and plans has been reviewed. It is considered that insufficient information has been submitted to enable the discharge of condition no.9.

-Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy received 4th November 2025

-Drainage Strategy and Maintenance document rev.P03 dated 14.11.2025
-Network: Surface Water Network1 13.11.225 data
-Drainage Layout Plan ref: 2012 -SCE-00-00-DR-C-0001.1 rev.T03
-Surface Water Catchment Plan ref: 2012 -SCE-00-00-DR-C-0001.2 rev.T02
-Flood Routing Plan ref: 2012 -SCE-00-00-DR-C-0001.3 rev.T01
-Drainage Construction Details plan ref: 2012 -SCE-00-00-DR-C-0002 rev.T02
-Attenuation Tank Detail plan ref: 2012 -SCE-00-00-DR-C-0003 rev.T02
-Levels Plan ref: C-0005.1 rev.T02
-Hydro Brake Optimum plan ref: MD-SHE-0099-5000-1450-5000
-Hydro Brake Optimum Calculations plan ref: MD-SHE-0099-5000-1450-5000
Received 17th November 2025

-Drainage Strategy and Maintenance document rev.P04 dated 09.12.2025
-Drainage Layout Plan ref: 2012 -SCE-00-00-DR-C-0001.1 rev.T05
-Attenuation Tank Detail plan ref: 2012 -SCE-00-00-DR-C-0003 rev.T04
-Greenfield run off rate estimation tool proforma
-Network 1 2025.12.04
-Email dated 27th April 2022 related to a pre-development enquiry response from United Utilities
Received 9th December 2025

On the basis of the content of documents and plans referenced above, condition no. 9 is not discharged

The following matters need to be addressed:
-Revised hydraulic modelling incorporating a 45% allowance for climate change needs to be provided.
- Building Regulations Part H require separate connections (manholes) for foul and surface water when connecting to a combined sewer system.
- The proposed surface water discharge rate exceeds the calculated Greenfield runoff rate. The LLFA would expect the discharge to be restricted to a reduced rate.
- On drawing no. 2108-SCE-00-00-DR-C-0003, the ground level is shown as 87.69m AOD. Please verify and correct if necessary.

- There is inconsistency regarding the type of geo-cellular storage module proposed; the drawing references both Aqua cell and Polystorm. Please clarify.
In the drainage layout drawing:
o The pipe diameter for the entry pipe into Manhole S1 is missing.
o North of MH S1, the drainage pipe shows a 90° bend. It is standard practice to introduce a manhole at changes in direction.
o Sizes of manholes are not provided.
o Capacity checks for the downstream UU combined sewer (225 mm diameter) should consider additional domestic effluent from the proposed properties.
- Construction details for installation of pipes, manholes, flow control chamber, rodding eye, and catchpit (if applicable) are required.
- Performance specifications for the proposed flow control system must be provided.
- A copy of the letter of agreement from United Utilities confirming the connection is required.

Date: 14 January 2026

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.