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

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 12 (Drainage maintenance), 13 (Secure by design), 15B (Contaminated land) , 19 (Acoustic Insulation) attached to Planning Permission 144078/JO/2025

Location: The Orchards High School , Sawley Road, Miles Platting, Manchester, M40 8EZ

Date of application: 5 January 2026

Application number: CDN/26/0003

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 13 (Secure by design)
The Secure by Design accreditation certificate ref: 2023/0051/SBD/01 has been noted. On the basis of submitted certification condition no.13 is discharged.

Condition 15B (Contaminated land)
The Cover System Completion Report ref: LKC241603 dated 24th October 2025 has been reviewed in conjunction with Gas Membrane Installation Validation report dated 21.08.2024 received 3rd March 2026.
Consideration has also been had to the Final Additional Site Investigation and Updated Remediation Strategy ref: LKC 22 1670 dated September 2023 - Nelson Street received 11th September 2023 (part of application ref:144078 /JO/2025); and agent email dated 18.10.2023 confirming the area which is suitable for planting and growing and confirming the depth of the 450mm subsoil, 150mm topsoil and break layer in that area; Landscape General Arrangement plan ref: VAR-DEP-XX-XX-DR-L-00001 rev. P10 received 18.10.2023 with the extent of the area for planting and growing shown (discharge of condition ref: CDN/23/0501).

On the basis of the information accompanying this application and taking account of the information related to application refs: 144078/JO/225 and CDN/23/0501 specified above condition no.15b is discharged.

Condition 19 (Acoustic Insulation)
The content of the - Acoustic Test Report ref: OPP-092896N2 dated 15.10.2025 and Acoustic Memo - Noise Impact Assessment ref: OPP-092896 AC 3v1 have been reviewed and are considered to be acceptable. On the basis of the documents referenced above condition no.19 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.

Conditions 12 (Drainage maintenance)
The details in the correspondence dated 2nd January 2025 related to verification of insurance for the Installation of attenuation tanks, gas protection, pond liners, cavity tray systems, water management systems. For the installation of Geomembranes and SUDS systems has been noted, and reviewed together with the drainage details shown on the plans referenced below.

-Proposed FWS Layout plan ref: VAR-RDG-XX-XX-DR-C-00500 rev.C10
-Proposed SWS Layout plan ref: VAR-RDG-XX-XX-DR-C-00501 rev. C15
-Proposed combined outfall layout plan ref: VAR-RDG-XX-XX-DR-C-00502 rev. C07
-Proposed drainage details sheet 1 ref: VAR-RDG-XX-XX-DR-C-00505 rev. C02
-Proposed drainage details sheet 2 ref: VAR-RDG-XX-XX-DR-C-00506 rev. C02
-Proposed drainage details sheet 3 Petrol Interceptor and vents ref: VAR-RDG-XX-XX-DR-C-00507 rev. C04
-Proposed drainage details shee4 Attenuation tank ref: VAR-RDG-XX-XX-DR-C-00508 rev. C05

On the basis of the information specified above condition no.12 cannot be discharged.

The following information is required:
- photographic evidence of construction for the flow control device/chamber and the petrol interceptor.
- a Management and maintenance plan has not been provided and is required.
- Drawings VAR-RDG-XX-XX-DR-C-00501 C15 and VAR-RDG-XX-XX-DR-C-00502 C07 (Combined Outfall) has been provided as surface water drainage as-built layouts. The constructed connection to the public combined sewer is now on Nelson Street rather than James Street. To reach Nelson Street, a section of new combined sewer has been installed through land which appears to be outside of the application boundary.
The following is required:
- evidence of agreement in principle from United Utilities for the new outfall connection location. - approval from the adjacent landowner and details of ownership/adoption of the outfall length of combined sewer is required, to ensure ongoing access for maintenance.

Date: 20 March 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.