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

Mr Lee Stewart
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Agent (if used)

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Hatherlow
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Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Construction Environmental Management Plan), 12a (Contaminated Land), 14 (Operational Unexploded Ordnance (UXO)), 21 (Drainage), 29 (Tree Protection Measures), 41 (Local Benefit Proposal) and 43 (Typical Window Reveal Detail) attached to Planning Permission 144385/JO/2025.

Location: Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive; & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive, Manchester

Date of application: 2 December 2025

Application number: CDN/25/1145

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. 4 (CMP)
The content of the Construction Environmental Management Plan rev. B received 16th February 2026 has been reviewed in conjunction with the dilapidation survey videos received 12th February 2026. On the basis that the development is implemented in accordance with the documentation referenced above for the duration if the construction period condition no.4 is discharged.

Condition no. 14 (UXO)
The content of the Operational Unexploded Ordnance (UXO) Emergency Response Plan ref: 10910 dated 14th October 2025 has been reviewed. On the basis of the content of the document referenced above, and that the developer makes themselves familiar with the document and complies with the recommendations, condition no.14 is discharged.

Condition no. 29 c (Tree Protection)
The content of the Arboricultural Method Statement Date: 10 January 2025 Ref: TRE/HDCHS1 has been reviewed . On the basis that the measures with the Arboricultural Method Statement , in particular with Tree/root protection fencing installed in line with drawing HDCHS1/MS/01 within statement and to BS5837:2012 , for the existing trees, which are shown as retained on Landscape GA 1of 2 plan ref: 345 01 rev. H; Landscape GA 2 of 2 plan ref: 345 02 rev. H; Detailed planting proposals 1 of 2 plan ref: 345 04 rev. F and Detailed planting proposals 2 of 2 plan ref: 345 05 rev. F, condition no.29 part c is discharged.

There is an on-going requirement for parts a and b of condition no.29 to be complied with.

Condition no. 41 (Local Benefit)
The content of the Local Benefit Proposal and Local Labour Plan dated 23.09.2025 received on 2nd December 2025, has been reviewed in conjunction with the Local Labour completed KPI reporting form and Proposal Stage - Social Value Delivery by Greenwood Builders - Alderford Parade received 22nd December 2025.

Condition no. 43 (Window Reveal)
The Typical Proposed Window Section plan ref:21-026-1055 (90mm reveal) has been considered in conjunction with the content of the email from the planning agent dated 5th January 2026.
On the basis of the details referenced above condition no. 43 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. 12a (Contaminated Land)
The content of the following reports have been reviewed .
- Phase 1 Site Investigation (Preliminary Risk Assessment) report ref: Reference: 33716-SUT-ZZ-00-RP-G-7101 Date: November 2023,
- Phase 2 Site Investigation (Interpretative Ground Assessment) Reference: 33716-SUT-ZZ-00-RP-G-7202 Version P02 Date: February 2026 and
- Phase 3 Site Investigation (Remediation & Validation Strategy Proposals). Reference: 33716-SUT-ZZ-00-RP-G-7301 Version P02, Date: February 2026 received 12th February 2026
- Content of email from planning agent 12.02.2026.

It is considered that insufficient information has been submitted to enable condition no.12a to be discharged.

An additional assessment of ground conditions in the Alderford Parade section to support the statistical analysis which suggests the elevated levels of contaminants are not of concern is required, together with a commentary to confirm details of soils management of material on and off site, and details of how potentially contaminated soil arisings will be stored and delineated/ covered prior to removal and disposal to prevent

cross contamination. The delineation of asbestos hotspots is also needed with a further assessment of the areas containing asbestos (TP106) to be undertaken, together with details of how these arisings will be stored prior to removal. Details of good hygiene practices to be employed during construction work to protect construction workers, and a UK Water supplier risk assessment and recommendations regarding clean service corridors (material and trench depth and construction) and water supply pipe details is also required.

Condition no. 21 (Drainage)
The content of the following plans and documents has been reviewed.
- United Utilities correspondence with Sutcliffe Projects Ltd dated 14.11.2023
- Existing Drainage layout sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6000 rev. P01
- Existing Drainage layout sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6001 rev. P01
- Private Drainage layout sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6200 rev.T01
- Private Drainage layout sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6201 rev.T01
- 1 to 20 Manhole schedules Surface Water sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6300 rev.P01
- 1 to 20 Manhole schedules Surface Water sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6301 rev.P01
- Proposed S185 Sewer Diversion Mahole Schedule plan ref: 33716-SUT-ZZ-XX-DR-C-6305 rev.P01
- Hydrobrake Manhole Detail MH08 plan ref: 33716-SUT-ZZ-XX-DR-C-6310 rev.P01
- S104 Drainage Layout plan ref: 33716-SUT-ZZ-XX-DR-C-6550 ve.P01
- Proposed S185 Sewer Diversion plan ref: 33716-SUT-ZZ-XX-DR-C-6555 rev.P01
- Proposed S185 Sewer Abandonment plan ref: 33716-SUT-ZZ-XX-DR-C-6565 rev.P01
- Typical Drainage Detail Sheet 1 plan ref: 3716-SUT-ZZ-XX-DR-C-6650 rev.P01
- Typical Drainage Detail Sheet 2 plan ref: 3716-SUT-ZZ-XX-DR-C-6651 rev.P01
- Typical Drainage Detail Sheet 3 plan ref: 3716-SUT-ZZ-XX-DR-C-6652 rev.P01
- Typical Drainage Detail Sheet 4 plan ref: 3716-SUT-ZZ-XX-DR-C-6653 rev.P01
- Cellular Attenuation Tank Details Plot 18 plan ref: 33716-SUT-ZZ-XX-DR-C-6700 rev.P01
- Proposed Attenuation Tank Detail adjacent to Plot 69 plan ref: 33716-SUT-ZZ-XX-DR-C-6701 rev.P01

It is considered that insufficient information has been submission to enable the discharge of condition no.21.

Date: 23 February 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.