

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 Raja Asad
C/o Agent

Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 7 (Construction management plan), 13a (Ground Contamination), 19 (Drainage Design) and 27 (Local Labour Agreement) from planning approval reference 140700/FO/2024

Location: 816 Stockport Road, Manchester, M19 3AW

Date of application: 3 December 2025

Application number: CDN/25/1151

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.

C7 CMP

The discharge of condition 7 (Construction Management Plan) is approved subject to the construction phase of the development being implemented in accordance with document referenced: CPP- A831_816 Stockport Road by Sal Construction Mcr Ltd received by the Council as local planning authority on 4 February 2026.

Notwithstanding the above the site of the construction hoarding to Stockport Road and Midway Street will need to fulfil the requirements of the Highways Act. The siting of the hoarding should be discussed and agreed with the Council Highways Applications Team via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk and the Events and Network Management Team (highwaynetworkmanagement@manchester.gov.uk). As part of these discussions a pedestrian management strategy will also need to be in place to ensure sufficient mitigation, signage and movement strategy is in place for pedestrians / cyclists.

C27 Local Labour

The discharge of condition 27 (Local Labour Agreement) is approved on the basis that the construction phase of the development is implemented in accordance with

document referenced: Local Resource Statement (LRS) - 816 Stockport Road by Sal Construction Mcr Ltd received by the Council as local planning authority on 3 December 2026.

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.

C13 Contam land

The discharge of condition 13a (Ground Contamination) is refused as the submitted document referenced: 816 Stockport Road Geo-Environmental Appraisal Ref: GRO-24090-5833 (Final) dated 17 June 2025 by Ground Tech Consulting has not provided:

- i. A clear rationale, with reference to relevant guidance, for the period/frequency of ground gas monitoring (4no. visits between 9th April and 20th May 2025).
- ii. A calibration certificate for the ground gas meter used during the monitoring period.
- iii. A comprehensive Remediation Strategy (RS) is required to satisfy part a of the condition, and should incorporate, among other requirements outlined in MCC's guidance, the following items:
- iv. Detailed proposals for addressing unforeseen ground contamination following demolition of the existing building, as per Section 7.5 - Outline Remedial Strategy.
- v. Confirmation of the remedial option(s) from Section 7.5 will be implemented and whether verification testing is proposed to demonstrate that removal of contaminated made ground deposits adequately mitigates the identified vapour risk pollutant linkage, thereby negating the need for a vapour resistant membrane.
- vi. An outline the proposed contents of the Completion/Verification Report required in due course to satisfy part b of the condition.

C19 Drainage

The discharge of condition 19 (Drainage Design) is refused as the following submitted drawings and documents are not satisfactory. The following details are required to fulfil the requirements of condition 19:

- i. Confirmation of where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as lead local flood authority is required. An email of acceptance of proposed flows and new connection will suffice.
- ii. Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. No Drainage Strategy report has been provided and no evidence of consideration of green SuDS components has been provided.
- iii. Discharge rate must be as close as practicable to the low-flow greenfield runoff rates (accepted restriction is up to 5 l/s). A discharge rate of 5l/s has been proposed. However, under planning application 140700/FO/2024 the proposed discharge rate was 2l/s. It is unclear why the discharge rate has increased, and this should be justified.
- iv. A finalised drainage layout showing all components, outfalls, levels and connectivity.

The following is required:

- The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond,

and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.

- The flow control device and rate should be clearly marked on the drainage layout.
- Cover and invert levels for the whole system are required.
- Illustration of SuDS storage volumes/capacity and details on the drainage layout.
- v. Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% climate change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% climate change.
- vi. A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. A discharge rate of 5l/s has been proposed - however, this clause will still need to be satisfied should the proposed discharge rate revert to 2l/s as per 140700/FO/2024.
- vii. An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
- viii. A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- ix. Construction details of flow control and SuDS elements. Site-specific details (cover and invert levels, dimensions, volume etc) are required for the construction details of the tank and flow control.
- x. A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). A culvert easement of 4m has been illustrated on the drainage layout (J8728 D01), however no tank easements have been provided.
- xi. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company.
- xii. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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.