MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/1151
Date registered valid:	3 December 2025
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
Address:	816 Stockport Road, Manchester, M19 3AW
Ward(s):	Longsight Ward
Applicant:	Mr Raja Asad
Agent (if any):	Poppy Wilkinson Paul Butler Associates
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve & Refuse
Date of recommendation:	23 February 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 12 January 2026 Expired: 2 February 2026

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Consultations & Notification Responses

Highway Services – No objection to the discharge of condition 7 subject agreement with Highways Applications regarding the proposed hoarding siting and requirement for the for the closure of footpaths to Stockport Road and Midway Street.

Environmental Health – The following comments have been received:

7) Condition 7 (CMP) - The CMP has been amended to include constriction working hours. Measures to management vibration have been requested. Details of these measures are not a requirement of condition 7 and cannot be requested.

13) Condition 13a (Ground Contamination) – 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.

Flood Risk Management Team – Have advised that the submission has not been submitted with satisfactory information. Further details have been submitted by the applicant. Confirmation of the acceptability of the revised details has not been received from FRMT.

Work & Skills Team – Recommend the discharge of condition 27 in relation to the construction phase of the development. Given the scale of the development a labour contribution relating to the future Class E units is not requested.

United Utilities Water PLC – No comments received.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve & Refuse

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

7) 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.

13) 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.

19) 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.

27) 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Work & Skills Team
United Utilities Water PLC

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA