MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | CDN/25/1063 |
| **Date registered valid:** | 4 November 2025 |
| **Proposal:** | Discharge of conditions 3 (CMP) 9 (Drainage), 11a (Ground Conditions) and 23 (RAMS) attached to planning permission referenced 139261/FO/2024 |
| **Address:** | Land Off Jurby Avenue, Manchester |
| **Ward(s):** | Higher Blackley Ward |
| **Applicant:** | Mrs Nicky Harris, Irwell Valley Homes |
| **Agent (if any):** | Mr Nicholas Smith, Jennings Design Associates |
| **Case officer:** | Sue Wills<br>Tel: 0161 234 4524<br>Email: sue.wills@manchester.gov.uk |
| **Recommendation:** | Split decision |
| **Date of recommendation:** | 14 January 2026 |

**Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Standard consultations:**
Printed: 12 November 2025 Expired: 3 December 2025

**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

**Consultations & Notification Responses**
Environmental Health –
Condition 3 (CMP)
Have no objection to the discharge of this condition.

Condition 11 (Ground Conditions)
LKC Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, Ref. LKC241648, Date: April 2025:

1. They have no objection to the discharge of part a of this condition; the report and proposed Remediation Strategy (RS) are acceptable.
2. For part b, further to the Site Completion Report proposed in the RS, the following items will be required in due course:
    a. Any imported/site-won materials must be demonstrated as suitable for use on site as per the report's recommendations (depth validation not required).
    b. Findings of the watching brief and any alterations to the agreed RS.

Due to the above outstanding items for part b, the full condition cannot be currently recommended for discharge.

Highway Services - In regard to Condition 3 (CMP)
The CMP confirms that the construction works is planned to commence in early January 2026 with a duration of 60 weeks. The CMP confirms that large heavy plant vehicles are anticipated to be low with less than 10 anticipated over the build period. HGVs are anticipated up to 10 movements per day for a limited period and heavy medium rigid vehicles and light vehicles are anticipated to be less than10 movements per week. Swept path analysis has been provided in Appendix A and demonstrates that vehicle can be accommodated on Jury Avenue and within the site. The CMP confirms a delivery management system will be in place and a banksman will

be on-site during operative hours. Deliveries will be restricted in size to rigid vehicles only and no deliveries will take place between 07:30 - 09:00 and 14:30 - 16:00. This is welcomed by Highways. The CMP provides anticipated delivery approach routes. The CMP confirms that a detailed Traffic Management Plan will be produced prior to the works commencing. It is requested that this is shared with MCCs Events and Network Management Team. A Site Logistics Plan is in place and provides an indication on the proposed welfare and compound details. Car parking for site personnel will be in place on-site. This is acceptable to Highways. Dust Management will be in place. Nosie Management will be in place. Waste Management will be in place. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk. The CMP confirms that a dilapidation survey will be undertaken. It is requested that a copy of the survey is provided. This should then be followed with a post-construction dilapidation survey once works are completed.
The information is sufficient to allow them to recommend the discharge of the condition.

Greater Manchester Ecology Unit - The submitted RAMs statement is satisfactory, and they recommend the condition be discharged.

Local Lead Flood Authority- 04.12.2025
Could not recommend the discharge of condition no.9 due to insufficient information.

Further comments 08.01.2025

Further to the review of the submission, please note the following comments:

1. Revised hydraulic modelling incorporating a 45% allowance for climate change has not been provided.
2. Building Regulations Part H require separate connections (manholes) for foul and surface water when connecting to a combined sewer system.
3. 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.
4. 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.
5. There is inconsistency regarding the type of geocellular storage module proposed; the drawing references both Aquacell and Polystorm. Please clarify.
6. In the drainage layout drawing:
    - The pipe diameter for the entry pipe into Manhole S1 is missing.
    - North of MH S1, the drainage pipe shows a 90° bend. It is standard practice to introduce a manhole at changes in direction.
    - Sizes of manholes are not provided.
    - Capacity checks for the downstream UU combined sewer (225 mm diameter) should consider additional domestic effluent from the proposed properties.
7. Construction details for installation of pipes, manholes, flow control chamber, rodding eye, and catchpit (if applicable) are required.
8. Performance specifications for the proposed flow control system must be provided.
9. A copy of the letter of agreement from United Utilities confirming the connection is required.

**Issues**

**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:** Split decision

**Article 35 Declaration**

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

Condition no. 3 (CMP)
3) 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. 9 (Drainage)
9) 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:
    - The pipe diameter for the entry pipe into Manhole S1 is missing.
    - North of MH S1, the drainage pipe shows a 90° bend. It is standard practice to introduce a manhole at changes in direction.
    - Sizes of manholes are not provided.
    - 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.

Condition no.11a (Ground Conditions)
11a) 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)

23)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.

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Ecology Unit

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA