

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Applicant

Zeeshan Shahid
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2 Swallow Street
Longsight
Manchester
M12 4GH

Agent (if used)

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SK4 3PZ

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 3 (Materials), 8 (Construction Management Plan), 14 (Noise), 17 (Drainage) and 23 (TV Reception) attached to planning permission 134738/FO/2022

Location: 2 Swallow Street, Longsight, Manchester, M12 4GH

Date of application: 19 September 2025

Application number: CDN/25/0897

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Refused** in accordance with the information set out below.

C3 Materials

) The discharge of condition 3 (materials) is refused as satisfactory details have not been provided in relation to:

- i. Contrasting brickwork to soldier course lintels to new window openings, parapets and horizontal brick banding detail on the approved drawings relation to the south and east elevations.
- ii. The specification of down water pipes
- iii. Inappropriately designed railings and the omission of detailed specification of proposed gates.

The Council as local planning authority is minded to approve the following materials:

- i. Brickwork - Weinberger Sandown Smooth Red (215 mm (L) x 102.5 mm (W) x 73 mm (H)) to be implemented in accordance with elevational details specified in the approved drawings.

- ii. Roofing - Cwt Y Bugail County Grade Welsh Slated Roof tile in blue /grey (500 mm x 250 mm).
- iii. Rainwater goods - 100 mm cast half round gutter in black aluminium.
- iv. Window frames - The proposed colouration of anthracite grey (RAL 7016) subject to confirmation that this treatment is applied to window frames designed in accordance with the approved drawings.
- v. Soffit and fascia - Their related formation in timber is acceptable subject to the incorporation of an anthracite grey (RAL 7016) colour treatment.

C8 CMP

The discharge of condition 8 (Construction Management Plan) is refused, as a swept path analysis has not been provided demonstrating access and egress to the adjacent sections of highway by the largest operating construction vehicles during the related phase of the development.

C14 Noise

The discharge of condition 14 (Noise) is refused as at this stage the acoustic assessment has not been related to a proposed ventilation system for the residential units. The future requirements for noise attenuation have not therefore been indicated.

C17 Drainage

The discharge of condition 17 (Drainage) is refused as insufficient information has been submitted in relation to:

- i. The design and specification of the drainage system, with specific reference to:
 - o A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
 - o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
 - o There are no dimensions of the proposed cellular tank in the micro-drainage model, it is not clear if infiltration has been used to model the permeable paving and the cellular tank.
 - o Construction details of flow control and the proposed cellular tank.
 - o Details of silt trap upstream of the cellular tank.
- ii. Related hydraulic calculations.
- iii. The modelled cellular tank and permeable paving, dimensions should be provided in the microdrainage model with clarification of the uses of infiltration.

C23 TV Reception

The discharge of condition 23 (TV Reception) is refused as no information has been received relating to the analysis of the potential impact of the development on TV reception and any required mitigation works.

Date: 12 November 2025

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.