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 | Agent (if used) |
|---|---|
| Views (Holdings) Ltd<br>C/o Agent | Mr Ralph Taylor<br>Paul Butler Associates<br>31 Blackfriars Road<br>Salford<br>M3 7AQ |

## Part 1 – Particulars of the application/development

**Proposal**: Discharge of Conditions 4 (construction management plan), 5a (local labour), 6a (ground conditions) and 8 (surface water drainage) attached to Planning Permission 142311/FO/2025.

**Location**: Land At The Former Burnage Cricket Club, Mauldeth Road, Manchester

**Date of application**: 25 March 2026

**Application number**: CDN/26/0293

## 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 4 (CMP)**
The details contained within the submitted Construction and Environmental Management Plan (Ref: MSLSF 009 [CEMP] REV01), received by the City Council as Local Planning Authority on 30 April 2026, are satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

**Condition 5a (local labour)**
The details contained within the submitted Local Labour Construction KPI tracker, received by the City Council as Local Planning Authority on 30 April 2026, are satisfactory. Subject to implementation of the agreed details, condition 5a can be discharged.

**Condition 6a (ground conditons)**
The following information has been assessed as being satisfactory:

Phase II Geoenvironmental Site Assessment (16-953-R2-1) prepared by e3p, received by the City Council as Local Planning Authority on 5 March 2026;

Ground Gas Addendum Report (16-953R3) prepared by e3p, received by the City Council as Local Planning Authority on 5 March 2026;

Remediation and Enabling Works Strategy (16-953-R3-2) prepared by e3p, received by the City Council as Local Planning Authority on 5 March 2026;

E-mail from Paul Butler Associated dated 30 April 2026.

On this basis, condition 6a can be 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 8 (surface water drainage)**
Flood Risk Management do not consider the submitted details satisfactory. The following details are outstanding:

-Greater consideration of or justification for the lack of green SuDS components (attenuating surface water as close to the surface as possible).

-A consistent package of drainage layouts and calculations. The layout and calculations must be jointly updated to account for any edits required. The drainage layout and hydraulic calculations should correspond.

-Hydraulic calculations or the proposed drainage system, including all design parameters and calculations for critical storm events and climate change.

-Construction details of flow control and SuDS elements.

-A plan indicating easements. SuDs features (including attenuation tanks) should be appropriately positioned, including a 2.5 metre easement from the existing highway and a 5 metre easement from any dwellings, in accordance with SuDs Manual (C753).

Until such time that satisfactory details are received and agreed by the City Council as Local Planning Authority, condition 8 cannot be discharged.

Date: 20 May 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.