

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

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition 6 (surface water drainage) attached to Planning Permission 138765/FO/2023 granted on appeal (reference APP/B4215/W/24/3345060)

Location:

Wren House 108 Palatine Road Manchester M20 3ZA

Application reference:

CDN/26/0334

Applicant:

Mr Carl Tunnicliffe Churchill Living Ltd

Date of application:

10 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 6 - Surface Water Drainage

The submitted information is not adequate and condition 6 is not discharged.

In order to discharge condition 6 the following information will be required to be submitted in a new discharge of condition request.

1) An attenuation tank is proposed beneath the highway within the proposed development. At SMH 1.0 (Flow Control Manhole) the outlet invert level is 500mm above the manhole invert level. The following is required:

-Please provide hydraulic calculations to correspond with the proposed surface water drainage layout.

-Please confirm the future arrangements for ownership/maintenance of the attenuation tank. If the highway above is proposed for adoption, approval of the tank location is required from the Local Highways Authority.

-Please clarify the outlet invert level within the flow control manhole.

-Please confirm what measures are in place to prevent the deposition of sediment/pollutants from the car park into the attenuation tank.

2) No green SuDS components have been considered. Only infiltration (concluded as not viable) and the proposed attenuation tank have been considered.

3) The following are required to be provided:

i) *A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less are than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.*

ii) *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*

iii) *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*

iv) *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;*

v) *Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

vi) *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.*

vii) *Where a public sewer diversion is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.* (The surface water drainage layout indicates existing combined sewers to be abandoned on-site. Please provide agreement in principle)

viii) *For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.*

ix) *Hydraulic calculation of the proposed drainage system;*

x) *Construction details of flow control and SuDS elements (The following is required: Please ensure that construction details are site-specific (including invert levels, cover levels, dimensions etc; Please confirm that the attenuation tank design is suitable for the proposed loading (highway/traffic) above)*

Date: 01 June 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 the application to approve detail reserved by condition, 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.

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-decision. 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.