

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 5 (Highway Works), 8a (Travel Plan), 9a (EV Charging) and 18 (Maintenance and Management - SUDS) attached to Planning Permission 143085/FO/2025.

Location:

Land At Hinchley Road
Manchester
M9 7FG

Application reference:

CDN/26/0243

Applicant:

Miller Homes

Date of application:

12 March 2026

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 no. 8a (Travel Plan)

The Travel Plan Framework document dated March 2025 ref: 4721 Issue 1 has been reviewed and is considered to be acceptable in regard to condition no.8a. On the basis that the development is implemented in accordance with the content of the Travel Plan referenced above condition no.8a is discharged.

Condition no. 9a (EV Charging)

The details in the EV Charger Accessories Charge Mounting Stand ref: EVASTAND12S/EVASTAND12T and Wall Charger 2 Socketed Datasheet received on 12th March 2026 have been considered in conjunction with the Electric Vehicle Charging plan ref: 809380 HR-EVC-01 rev.C received 26th March 2026; the content of the email dated 7th April 2026 from the planning agent confirming that the chargers would be a 7.4kw; and the content of the email dated 10th April 2026 from planning agent confirming that the charge mounting stands would be black , and the same charger is mounted to both walls and the mounting stands.

On the basis that the details in the information referenced above is implemented in the locations

on the Electric Vehicle Charging Plan ref: HR-EVC-01 rev. C , condition no.9a is discharged

Part 2 – Particulars of decision (b)

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

Condition no. 5 (Highway Works)

The content of the following report and plans have been reviewed.

-Residential Development, Hinchley Road, Blackley Site Access Junctions and Internal Highway Works Report No. NS25/1112/RSA1 dated October 2025

-Dragout setting out plan ref: 110315 PEF HSO DR 01 D 00003 rev.P01

-Section 38 Kerbs and footways plan ref: 110315 PEF S38 HKF DR C 00001 rev.P04

-Highway Long Sections plan ref: 110315 PEF S38 HLS DR C 00001 rev.P01

-Section 38 Proposed contours plan ref: 110315 PEF S38 HML DR C 00001 rev.P02

-Section 38 Road pavements plan ref: 110315 PEF S38 HPV DRC 00001 rev.P05

-Section 38 Adoption plan ref: 110315 PEF S38 LLO DR C 00001 rev.P04

-Section 38 Standard Details Sheet 1 of 2 plan ref: 110315 PEF S38 HGN DE D 00001 rev.P04

-Section 38 Standard Details Sheet 2 of 2 plan ref: 110315 PEF S38 HGN DE D 00002 rev.P02

-Section 38 Road Setting Out plan ref: 110315 PEF S38 HSO DR C 00001 rev.P02

It is understood from the attachments to the email dated 2nd June 2026 from Miller Homes that the plans referenced above have been subject to changes as part of the submitted 38/278 application under consideration by Highways Services, and as such do not correspond with the revision references set out above. On this basis condition no.5 is not discharged at this time.

Condition no. 18 (Maintenance and Management - SUDS)

The content of the Hinchley Road Drainage Maintenance Schedule ref: 110315-PEF-XX-XX-RP-D-0001 rev. P01 dated 21.01.2026 has been reviewed.

Condition 18 (a pre-occupation condition) cannot be discharged until Condition 17 which is rated to the submission of a surface water drainage scheme has been approved.

As condition no.17 is not discharged at this time, Condition 18 cannot be recommended for partial discharge in this instance, as the management and maintenance plan may need to change depending on the components of the eventual approved and installed surface water drainage system.

Date: 03 June 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

