

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 8 (drainage) attached to planning permission referenced 143771/FO/2025

Location:

Electrium Sales Ltd Wylex Works Sharston Road Manchester M22 4RA

Application reference:

CDN/26/0307

Applicant:

Mr Henry Martin Kier Sharston Limited

Date of application:

09 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 8 (surface water drainage)

The Local Planning Authority is not satisfied that the submitted surface water drainage details adequately discharge Condition 8.

Following consultation with the Lead Local Flood Authority (LLFA), the submitted information has been assessed as unsatisfactory and fails to demonstrate that an appropriate and sustainable drainage strategy can be achieved. In particular, the submission is deficient in the following respects:

- No confirmation has been provided to demonstrate that the proposed attenuation tanks would achieve a half drain time within a 24-hour period;
- The LLFA has not agreed to the proposed discharge into the suspected culvert, and therefore a suitable outfall has not been established;
- The scheme fails to maximise the use of green Sustainable Drainage Systems (SuDS), with insufficient justification provided as to why such measures (including infiltration or above-ground attenuation) are not practicable;
- The proposed drainage layout indicates a potential connection between foul and surface water systems, with no clarification or mitigation measures provided to prevent foul water ingress into the attenuation system in the event of blockage, nor evidence that self-cleansing velocities can be achieved;
- Insufficient technical detail has been provided in respect of the attenuation tanks, including dimensions and ventilation arrangements;
- The submission does not include drawings identifying existing and proposed impermeable areas to support discharge rate calculations;
- No blockage risk assessment has been provided to justify restricted discharge rates below 5 l/s;
- The proposed exceedance flow routing strategy presents an unacceptable risk of foul water contamination within on-site parking areas, with no satisfactory mitigation measures identified;
- Construction details for the proposed flow control devices, SuDS components, and flood resilience measures have not been provided;
- No evidence has been submitted to demonstrate that the attenuation systems beneath the access road have been designed to withstand loading and ground conditions, including structural and flotation considerations, in accordance with Eurocode 7.

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

Date: 08 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.