

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 Condition 12b (External Plant) and 16 (Drainage Management) attached to planning permission 135857/FO/2022.

Location:

Land Bounded By Ardwick Green North, Cotter Street & Niven Street Manchester

Application reference:

CDN/26/0278

Applicant:

Mr Gareth Gillard AEDI Construction Ltd

Date of application:

24 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. 12b (External Plant)

The content of the correspondence from Redfan Solutions dated 28th February 2026 (addendum to report ref: '2425-938-5 Acoustic Conditions Discharge Ardwick Green-PRv2.1), has been reviewed in conjunction with Discharge of Conditions report ref: 2526-938-5-17-10 dated 17th October 2025 and the Internal Noise Survey ref: 2526-1011-17-01 dated 17th January 2026, and is considered to be satisfactory . On the basis of the information referenced above condition 12b 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. 16 (Drainage Management)

The contents of the following reports and plans have been reviewed.

- Ardwick Green – Below Ground Drainage – Letter of Compliance by Civic dated 11th March 2026
- Installation guide for rainwater attenuation
- Drainage Maintenance Schedule November 2025
- File note ref: 2075-CIV-XX-XX-FN-C-0001 rev.0 dated 3rd April 2025
- Surface water drainage with as built network calculations dated 6th February 2026
- General Drainage Arrangement ref: 2075-CIV-XX-XX-D-C-30001 rev.C03
- Surface Water Drainage Strategy ref: 2075-CIV-XX-XX-D-C-30002 rev.C03
- Foul Water Drainage Strategy ref: 2075-CIV-XX-XX-D-C-30003 rev.C03
- Typical Drainage Details Sheet 1 ref: 2075-CIV-XX-XX-D-C-31001 rev.C02
- Typical Drainage Details Sheet 2 ref: 2075-CIV-XX-XX-D-C-31002 rev.C02
- Typical Drainage Details Sheet 3 ref: 2075-CIV-XX-XX-D-C-31003 rev.C02
- Typical Pavement Details ref: 2075-CIV-XX-XX-D-C-20002 rev.C03
- Manhole Schedules Sheet 1 2075-CIV-XX-XX-L-C-30011 rev.C03
- Manhole Schedules Sheet 2 2075-CIV-XX-XX-L-C-30012 rev.C03
- Photographic images of C&R works dated 10th November 2025

On the basis of the submitted information condition no.16 cannot be discharged at this time.

There are inconsistencies between the drainage drawings and the hydraulic modelling. The long section of the attenuation tank shows both the inlet and outlet pipes as 225 mm diameter. However, the modelling assumes the outlet pipe to be 150 mm diameter. This discrepancy does not correspond with the Surface Water Drainage Strategy drawing (2075-CIV-XX-XX-D-C-300, Rev C03). In addition, the drawing is incomplete, as pipe and manhole labelling has not yet been completed.

Date: 11 June 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

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

