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

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (Materials), 14 (Contaminated land), 15 (Demolition and Construction Management Plan), 18 (Drainage) and 23 (Environmental Standards) attached to planning permission 136026/FO/2023

Location:

342 SLADE LANE MANCHESTER M19 2BX

Application reference:

OTH-2026-000140

Applicant:

Mrs Hannah Beattie

Date of application:

29 April 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.

C3 Materials

The discharge of condition 3 (Materials)is approved subject to the development being implemented in accordance with the following materials and specifications received by the City Council as local planning authority on 4 June 2026:

i. Brickwork – Wienerberger Kassandra multi stock brick

ii. Roof – FP McCann double Roman roof tile in rustic red

iii. Render – Off-white render Ref: VPI Blanc Ecru

iv. Cills and lintels – Cast stone in carinal red

v. Fascia – Black uPVC

vi. Rainwater goods - Black uPVC

vii. Windows – White uPVC

viii. Rooflights – Velux windows with grey frames

ix. External doors – Cottage style composite doors in black

x. Paving – Kilsaran Clima Pave Slane permeable block paving in charcoal grey

xi. Driveways – Permeable tarmac.

C15 DCMP

The discharge of condition 15 (Demolition and Construction Management Plan) is approved on the basis that the demolition and construction phase of the is undertaken in accordance with following documents and drawings:

Demolition Management Plan and method statement dated 14 April 2026 Ref: DWD1A received on 29 April 2026

Construction Management Plan dated 9 April 2026 received on 29 April 2026

Demolition Risk Assessment dated 14 April 2026 Ref: DWD1B received on 29 April 2026

Asbestos demolition survey Ref: DWD2 received on 29 April 2026

ENWL map Ref: DWD3B received on 29 April 2026

Cadent Gas Map Ref: DWD3D received on 29 April 2026

Open Reach map Ref: FSB13295X received on 29 April 2026

Drawing Ref: Construction Management Plan Annex DWD4 received 11 June 2026.

23 Env Standards

The discharge of Condition 23 (Environmental Standards) is approved subject to the development being implemented in accordance with the detail of document referenced Environmental Standards Statement (amended version dated 11 June 2026)

Within 3 months of the completion of the construction of the authorised development, a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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.

C14 Contam land

The discharge of condition 14 (Contaminated land) is refused as the submitted report referenced Phase 2 Geo Environmental Ground Investigation Report dated 29 April 2026 Ref: A7281/26/S1 and Remediation Strategy dated 29 April 2026 Ref:A7281/26/RMS, fails to:

i. Address requirements for gas monitoring;

ii. Provide a comprehensive assessment of potential ground contamination across the entire site.

C18 Drainage

The discharge of condition 18 (Drainage) is refused as the details of submitted drawings referenced: 10-01 Drainage Layout Rev A and document referenced 342 Slade Lane FW drainage calculations Rev A do not satisfactorily demonstrate:

i. An appropriate sustainable drainage layout

ii. Integration of green SUDS components

iii. Surface waste attenuation

iv. A suitably designed drainage system to ensure that flooding would not occur in a 1 in 100 year rainfall event

v. An assessment of overland flow routes for extreme events.

Date: 18 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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