MANCHESTER CITY COUNCIL

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 numbers: 25 (surface water drainage) for phases 1 and 2; and, 26 (surface water drainage maintenance and management) for phases 1 and 2 from planning permission reference 142998/JO/2025.

Location:

Mellands Fields Mount Road Manchester

Application reference:

OTH-2026-000391

Applicant:

Mr George Ruffley

Date of application:

18 May 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 25 (Phases 1 & 2)

The content of the following plans and documents has been reviewed .

-As Built Survey plan ref: S25-0348 Rev C Mount Road Gorton

-Hydrobrake in S4 photograph

-ESP Water correspondence regarding sewer adoption

-Mount Road Gorton Drainage Report dated 14th July 2026

-Section 104 Agreement Layout plan ref: 30571/13 rev.B

-ESP Water correspondence regarding sewer adoption

It is considered that insufficient information has been provided to enable condition no.25 to be discharged for Phase 1 and 2 of the development.

The following information is needed :

-Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.

-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.

-The proposed discharge rates have been accepted in principle. The maximum discharge rates agreed for the whole site area are as follows; 31.0l/s (1:1), 60.3l/s (1:30) and 74.0l/s 1:100). An additional discharge rate at 8.4 l/s have been accepted in principle for the sports pitches. Please provide confirmation of the delivered flow rates.

-A finalised drainage layout showing all components, outfalls, cover levels, invert levels, proposed levels and connectivity. The developer should include 'red line site boundary' on the drainage plan.

-Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change. (Please include PN no. on drainage layout or provide MH schedule.)

-The LLFA require finalised packaged pump station and rising main details.

-The surface water pump is proposed for adoption by UU, an agreement in principle for adoption is required. An email of acceptance will suffice.

-A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

-A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

- Detailed design of sports pitch drainage to be provided.

Condition 26 (Phases 1 & 2)

The content of the following plans and documents has been reviewed.

-As Built Survey plan ref: S25-0348 Rev C Mount Road Gorton

-Hydrobrake in S4 photograph

-ESP Water correspondence regarding sewer adoption

-Mount Road Gorton Drainage Report dated 14th July 2026

-Section 104 Agreement Layout plan ref: 30571/13 rev.B

-ESP Water correspondence regarding sewer adoption

It is considered that insufficient information has been provided to enable condition no.26 to be discharged for Phase 1 and 2 of the development.

Condition no.26 requires the submission management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Date: 24 July 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.