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:

Application to discharge condition no. 8 (surface water drainage) attached to planning permission 142311/FO/2025.

Location:

Land at the Former Burnage Cricket Club Mauldeth Road Manchester

Application reference:

OTH-2026-000557

Applicant:

Views (Holdings) Ltd

Date of application:

02 June 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.

The submitted application does not provide sufficient evidence to demonstrate compliance with the requirements of Condition 8. In particular, the submitted drainage calculations, drawings, and supporting documentation lack the level of detail necessary to verify the design, capacity, and performance of the proposed surface water drainage system.

Flood Risk Management has identified several outstanding issues requiring further information before the drainage proposals can be accepted, as follows:

United Utilities Connection Approval

United Utilities provisionally agreed to a discharge rate of 5.0 l/s to the combined sewer in Mauldeth Road. However, no formal approval or connection agreement has been submitted following the feasibility assessment.

Formal confirmation from United Utilities accepting both the proposed discharge rate and connection point is required.

Surface Water Drainage Modelling

Hydraulic calculations have not been provided using industry-standard drainage software (e.g. InfoDrainage or MicroDrainage).

The submitted design routes exceedance flows onto the public highway, which is considered unacceptable.

Comprehensive hydraulic modelling is required demonstrating the drainage system's performance and revised exceedance flow management within the site, including the proposed rain gardens.

Flow Control and Manhole Design Details

Insufficient information has been provided to demonstrate that the proposed drainage system can achieve the required 5.0 l/s discharge rate.

No hydraulic calculations have been submitted showing the available head of water for the proposed flow control arrangement.

Only a generic Type 5 manhole drawing has been provided.

Required:

-Hydraulic calculations supporting the flow control design.

-Detailed drawings for all manholes, including any backdrop manholes.

-Dimensions, levels, pipe connections and construction details for each manhole type.

Hydro-Brake Technical Information

No manufacturer's performance data has been supplied for the proposed Hydro-Brake device. A Manufacturer's data sheet is required along with hydraulic design information, design head and flow characteristics and confirmation that the device can restrict discharge to 5.0 l/s under the proposed design conditions.

Construction, Maintenance and CDM Compliance

The proposal includes large-diameter drainage pipes.

Evidence is required that the drainage infrastructure can be safely constructed, operated and maintained in accordance with CDM Regulations.

Detailed construction and design information is required addressing construction safety, operation and maintenance requirements.

Easement Plan Deficiencies (Drawing J8929/S104-D13)

Several shortcomings within the drainage easement proposal has been identified. Namely:

No dimensions have been provided to verify easement extents or required clearances around drainage infrastructure and manholes.

Tree pits are proposed above/adjacent to the drainage route, but no offsets or separation distances have been provided.

Cross-sections are required showing pipe invert levels, foundation depths, horizontal and vertical clearances between drainage infrastructure and buildings, a dimensioned plan showing offsets between tree pits and drainage pipes, cross-sections showing pipe crown and invert levels relative to excavation depths, details of tree pit construction and root barriers and confirmation that future maintenance access to pipes and manholes will not be compromised.

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

Date: 27 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.