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 Nos.6 (Highway Works), 12a (Ground Conditions) 15 (Acoustic Insulation) 21 (Surface Water Drainage) attached to 140867/FO/2024.

Location:

Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive Manchester

Application reference:

OTH-2026-000248

Applicant:

Mr Lee Stewart

Date of application:

08 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 no.6 (Highway Works)

The content of the following plans have been reviewed;

- Permeable paving layout sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6210- P01

-Permeable paving layout sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6211- P01

-Service diversions, stopping up and lighting plans

-Section 38 Construction Details plan ref: 33716-SUT-ZZ-XX-DR-C-6510-P01

-Section 38 Layout Sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6500-P02

-Section 38 Layout Sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6501-P02

-Proposed Highways Stopping up plan ref: 33716-SUT-ZZ-XX-DR-C-6502-P01

It is noted that no application has been submitted for Section 38/278 Highway works. On the basis that the plans referenced above may not comprise the finalised highway works , condition no.6 is not discharged at this time.

Condition no 12a (Ground Conditions)

The content of the following documents has been reviewed:

-Construction and Environmental Management plan rev. B dated February 2026

-Phase 1 Preliminary Risk Assessment (PRA) doc ref: 33716-SUT-ZZ-00-RP-G-7171 dated November 2023

- Phase 2 Interpretative Ground Assessment) doc ref: 33716-SUT-ZZ-00-RP-G-7202 dated February 2026

- Phase III Remediation & Validation Strategy Proposals doc ref: 33716-SUT-ZZ-00-RP-G-7301 rev.P02 dated February 2026

-Existing Areas plan ref: ref: 33716-SUT-ZZ-XX-DR-C-6010- P01

-Correspondence from Sutcliffe in relation to earlier comments related to CDN/25/1145

Received 8th May 2026

-Email Response to Environmental Health comments from Civil Engineer received 23.06.2026.

Condition no.12a cannot be discharged at this time due to insufficient information.

Further comment / discussion to justify why the elevated levels of contaminants around conditions in the Alderford Parade section are not considered to pose a zone wide risk are needed. Section 3.4 only seems to refer to unexpected contamination and how arising will be stored. These measures should also apply to areas where there is known soils contamination and these arising should also be included under these management requirements. This will need to be updated in the report. Additional comment in the validation proposals section to confirm how compliance with these measures (once included and agreed) will be validated in the final verification report is also required.

Further comments are needed in the remediation section of the report with recommendations for clean service corridors (material and trench depth and construction) for water pipes. This will also require validation so comment in the validation section will also be required to confirm PE barrier water supply pipe has been installed and service corridor has been constructed in accordance with recommendations .

Condition no 15 (Acoustic Insulation)

The content of the following documents has been reviewed:

-Noise Impact Verification report ref: Z62503.4 rev. A

-Building Regulations Part O (2021) Compliance document ref: Z62503.4B dated 12th February 2026

It is considered that insufficient information has been provided to enable condition no. 15 to be discharged.

Condition no 21 (Surface Water Drainage)

The content of the following plans and documents has been reviewed

-Existing Areas Site A plan ref: 33716-SUT-ZZ-XX-DR-C-6010- P01

-Existing Areas Site B plan ref: 33716-SUT-ZZ-XX-DR-C-6011- P01

-Existing Flood Routing plan ref: 33716-SUT-ZZ-XX-DR-C-6015- P01

-Proposed Flood Routing plan ref: 33716-SUT-ZZ-XX-DR-C-6016- P01

-Existing Drainage Layout Sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6000- P01

-Existing Drainage Layout Sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6001- P01

-Private Drainage Layout Sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6200- P01

-Private Drainage Layout Sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6201- P02

-SuDS Drainage layout indicating easements Sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6220- P01

-SuDS Drainage layout indicating easements Sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6221- P01

-Hydrobrake Manhole Detail MH08 plan ref: 33716-SUT-ZZ-XX-DR-C-6310- P01

-Hydrobrake Manhole Detail PS39 plan ref: 33716-SUT-ZZ-XX-DR-C-6320- P01

-Section 185 Sewer Diversion Manhole Schedule plan ref: 33716-SUT-ZZ-XX-DR-C-6305- P01

-1 to 20 Manhole Schedules Surface Water sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6301- P03

-Permeable paving layout sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6210- P01

-Permeable paving layout sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6211- P01

-100 Year storm – Summary of Critical Results by maximum level for Surface water Network 2 – North Site

-2 Year storm – Sewer Design – Design Criteria for Surface Network 2 – North Site

--30 Year Storm – Summary of Critical Results for Surface Network 2 – North Site

-ICP SuDS Mean Annual Flood data (North and South sites)

-2 year , 30 year and 100 Year storm – South site calculations dated 5th May 2026

-Proposed levels layout sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6150- T01

-Proposed levels layout sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6151- T01

-Typical Drainage Details Sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6650- P01

-Typical Drainage Details Sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6651- P01

-Typical Drainage Details Sheet 3 plan ref: 33716-SUT-ZZ-XX-DR-C-6652- P01

-Typical Drainage Details Sheet 4 plan ref: 33716-SUT-ZZ-XX-DR-C-6653- P01

-Attenuation Tank details Plot 18 plan ref: 33716-SUT-ZZ-XX-DR-C-6700- P02

-Attenuation Tank details adjacent to plot no.69 plan ref: 33716-SUT-ZZ-XX-DR-C-6701- P01

-Section 185 Sewer Abandonment Layout plan ref: 33716-SUT-ZZ-XX-DR-C-6565- P01

-Section 185 Sewer Diversion Layout plan ref: 33716-SUT-ZZ-XX-DR-C-6555- P01

-Section 104 Drained Areas plan ref: 33716-SUT-ZZ-XX-DR-C-6552- P02

-Section 104 Drainage Layout plan ref: 33716-SUT-ZZ-XX-DR-C-6550- P02

-Proposed catchment Area for Site B plan ref: 33716-SUT-ZZ-XX-DR-C-6021- P01

-Content of United Utilities email dated 29th January 2024

-Sutcliffe's response to LLFA comments

Received 8th May 2026

Condition no. 21 cannot be discharged at this time due to insufficient information.

The following information is required:

- Evidence of the S104 application or correspondence with UU regarding the adoption of oversized pipes.

- If the oversized pipes are not to be adopted by UU, evidence of approval from the Local Highways Authority for the oversized pipes to be located beneath adopted highway.

- Confirmation the future maintenance responsibility for the concrete box culvert (beneath private driveways), and how access will be secured for maintenance.

-The Hydraulic calculations for the North Site have been conducted using MicroDrainage, whereas 'Site3D' has been used for the South Site. Please clarify why different hydraulic calculation software has been used for the two sites.

-The Hydraulic calculations for the North Site have been conducted using MicroDrainage, whereas ‘Site3D’ has been used for the South Site. Pipe 1.016 (from PS39 Flow Control to PR DIV 03) shows a predicted maximum flow of 2.817l/s, despite the flow control being stated as 2.6l/s. Clarification of why different hydraulic calculation software has been used for the two sites, together with the modelling of the 2.6l/s flow control are needed.

-Evidence of the S185 application or correspondence with UU regarding the sewer diversion is needed.

A 2.6l/s discharge rate has been proposed for the South Site. On the basis of this flow rate a blockage risk assessment is required.

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.