

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 Conditions 7a (Contaminated Land), 9 (CMP) and 11 (Surface water drainage) attached to Planning Permission 134434/FO/2022

Location:

55 Slack Road Manchester M9 8NJ

Application reference:

CDN/25/0719

Applicant:

Mr Nural Haque

Date of application:

11 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 7a (Contaminated Land)

a) The following information has been submitted in respect of planning condition 7a (Contaminated Land):

-Application for Approval of Details Reserved by Condition- V2, received by the City Council as Local Planning Authority on 10 July 2026.

-Phase IIIA Implementation Plan for 55 Slack Road, ref: 25-05-06 REV 0, received by the City Council as Local Planning Authority on 28 July 2025.

The information submitted to discharge condition 7a is not sufficient.

The following point requires clarification:

Section 6.2.1 of the report states that "It is unknown if soils will be imported as part of the development"; this requires clarification as per our previous comments of 01/04/25, relevant extract provided below: "...the conclusion that the site soils are suitable for use is accepted only on a chemical basis. The site soils are stated to consist mainly of Made Ground and therefore possibly do not provide a suitable growing medium."

Such should be clarified and the Phase IIIa Implementation Plan (the 'Remediation Strategy') updated.

Until such details are received and agreed, condition 7a cannot be discharged.

Condition 9 (CMP)

The following information has been submitted in respect of planning condition 9 (CMP):

-Application for Approval of Details Reserved by Condition- V2, received by the City Council as Local Planning Authority on 10 July 2026.

-Proposed Additional Plans, received by the City Council as Local Planning Authority on 28 July 2025.

-Cover Letter – Vehicle Movements, received by the City Council as Local Planning Authority on 31 July 2025.

-Vehicle Movements, received by the City Council as Local Planning Authority on 11 June 2026.

-Vehicle Movements 2, received by the City Council as Local Planning Authority on 11 June 2026.

-Vehicle Movements 3, received by the City Council as Local Planning Authority on 11 June 2026.

The information submitted to discharge condition 9 is not sufficient.

The following information is required:

-The CMP confirms that 8-wheel lorries, rear mounted loaders and flat beds can be anticipated at the site. It is noted that swept path analysis has been provided within the information pack, however it is requested that the full plan is submitted to allow a thorough assessment.

-The submitted information does not satisfactorily address the following:

1)Commentary on the frequency of the vehicular demands.

2)Ongoing construction works and contractor parking in the locality.

Until such details are received and agreed, condition 9 cannot be discharged.

Condition 11 (Surface Water Drainage)

The following information has been submitted in respect of planning condition 11 (Surface water drainage):

-Application for Approval of Details Reserved by Condition- V2, received by the City Council as Local Planning Authority on 10 July 2026.

-BGS Geo Report Geo Report, received by the City Council as Local Planning Authority on 28 July 2025.

- S104 SuDS Technical Appraisal Form: Infiltration viability, received by the City Council as Local Planning Authority on 11 June 2026.

-Geo Reports, Infiltration SuDS GeoReport, ref: BGS_341577/58778, received by the City Council as Local Planning Authority on 11 June 2026.

-BGS Geo Reports of a site adjacent to 55 SLACK ROAD, received by the City Council as Local Planning Authority on 11 June 2026.

-Plan- Drainage Shown on Proposed Ground Floor Plan, ref: 100, received by the City Council as Local Planning Authority on 11 June 2026.

The information submitted to discharge condition 11 is not sufficient.

The following information is required:

As requested by the LLFA:

- Geotechnical and drainage assessments have concluded that infiltration is not suitable at the site due to the increased risk of associated hazards and the potential remobilisation of pollutants. Consequently, the proposed permeable paving is not intended to facilitate infiltration to ground and will operate as a non-infiltrating (lined) permeable pavement system.

- Applicant is proposing to connect foul and surface water into existing public sewers, no agreement from United Utilities has been submitted, please provide agreement.

As requested by United Utilities:

-Surface water should be drained to the waterbody or surface water sewer not the combined network.

Until such details are received and agreed, condition 11 cannot be discharged.

Date: 30 July 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

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.