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 11 (Drainage management and maintenance) and 21 (Travel Plan) attached to planning permission ref: 122042/OO/2018

Location:

Land off Cringle Road Manchester

Application reference:

OTH-2026-000492

Applicant:

Towerhouse Systems Limited

Date of application:

27 May 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.

Travel plan

The discharge of condition 21 (Travel Plan) is approved subject to the development being implemented in accordance with document referenced Full Travel Plan – Sores Fold, Cringle Road, Levenshulme Ref: 260305-TP (1.1) dated 16 May 2026 and received by the City Council as local planning authority on 27 May 2026.

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.

Drainage maintenance

The discharge of condition 11 (Drainage management and maintenance) is refused as the following documents referenced:

Cringle Road SuDs Verification report Ref: LM20066-DYSE-XX-ZZ-RP-C-0002 Rev. P01 dated 21 April 2026

SuDs verification report P02 –

Appendix A - Specialist supplier information and product review (Chamber approval)

Appendix A - Specialist supplier information and product review (Flow Controls)

Appendix A - Specialist supplier information and product review (PVOD diffuser)

Appendix A - Specialist supplier information and product review (Hydro Biofilter)

Appendix B – Surveys

Appendix C – Material and Product Certificate Review (Stormforce Warranty & Release Agreement)

Appendix C – Material and Product Certificate Review (Completion Certificate)

Appendix C – Material and Product Certificate Review (Gradation Analysis)

do not include:

i. Photographic evidence of the construction and the installed SuDS features, including pipe networks, flow control chamber and attenuation tank.

ii. As built construction drawings, if different, from design construction drawings.

Date: 18 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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