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 6 (Flood risk assessment) attached to planning permission 137335/FH/2023

Location:

26 Deepdale Avenue Manchester M20 1BF

Application reference:

OTH-2026-000838

Applicant:

Mr Mohamed Nazari

Date of application:

29 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.

Condition 6 (Flood risk assessment)

6) The following information has been submitted in respect of planning condition 6 (Flood risk assessment):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 29 June 2026.

-Flood Risk Assessment Report- Hydrotec & Engineering Consultants, dated September 2025- V1, received by the City Council as Local Planning Authority on 29 June 2026.

The information submitted to discharge condition 6 is not sufficient.

The following information is required:

- Provide a plan showing the finished floor levels (FFLs) and the estimated flood levels. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.

- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance: https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures

- Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required.

- Any supporting plans and drawings: The applicant has proposed a new connection to the public combined sewer; however, no evidence has been provided to demonstrate that approval in principle for the connection has been obtained from the United Utilities. The submitted attenuation storage tank details are insufficient and do not provide adequate information to assess the proposed drainage arrangement. In addition, the drainage layout should include all relevant design information, including the size of manholes, invert levels, cover levels, pipe size and gradients, and pipe lengths, to enable a full technical assessment of the surface water drainage system.

The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.

Until such details are received and agreed, condition 6 cannot be discharged.

The applicant should note the consent of 137335/FH/2023 is due to expire on 22 August 2026. However, the pre-commencement condition 6 has not been discharged, and so

works cannot start on site. A new planning application should be submitted if the client wishes to seek consent again.

Date: 20 August 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.