MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 12a (External Plant) and 16 (Drainage Management and Maintenance) attached to Planning Permission 135857/FO/2022.

Location:

Land Bounded By Ardwick Green North, Cotter Street & Niven Street Manchester M12 6EY

Application reference:

OTH-2026-001157

Applicant:

Mr Gareth Gillard AEDI Construction Ltd

Date of application:

27 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 12a (External Plant)

The content of the following reports has been reviewed.

-Discharge of planning conditions report ref: 2526-938-5-17-10 version 1 dated 17.10.2025, as updated by :

-Internal Noise Survey report ref: 2526-1011-17-01 version 1 dated 17.01.2026 and

- Technical addendum correspondence from Redfan Solutions dated 28.02.2026

On the basis of the information referenced above, and that condition no.12b has been discharged as part of CDN/26/0278 condition no.12a is discharged.

Condition 16 (Drainage Management and Maintenance)

The content of the following plans and documentation has been reviewed.

-2075 Ardwick Green – Below Ground Drainage Letter of compliance dated 11 March 2026

- General Drainage Arrangement plan ref: 2075-CIV-XX-XX-D-C-30001 rev.C04

- Surface Water Drainage Strategy plan ref: 2075-CIV-XX-XX-D-C-30002 rev.C04

- Foul Water Drainage Strategy plan ref: 2075-CIV-XX-XX-D-C-30003 rev.C04

- Typical Drainage Details Sheet 1 plan ref: 2075-CIV-XX-XX-D-C-31001 rev.C02

- Typical Drainage Details Sheet 2 plan ref: 2075-CIV-XX-XX-D-C-31002 rev.C03

- Typical Drainage Details Sheet 3 plan ref: 2075-CIV-XX-XX-D-C-31003 rev.C02

- Typical pavement detail plan ref: 2075-CIV-XX-XX-D-C-20002 rev.C03

- Manhole schedules sheet 1 plan ref: 2075-CIV-XX-XX-D-C-30011 rev.C03

- Manhole schedules sheet 2 plan ref: 2075-CIV-XX-XX-D-C-30012 rev.C03

- Ardwick Green Drainage Maintenance Schedule November 2025

- Installation guide for rainwater attenuation guide (HydroWMS)

- File Note - outlining changes to the detailed design of the surface water drainage network – document ref: 2075-CIV-XX-XX-FN-C-0001 dated 03.04.2025.

- C& R Groundworks photographic images dated 21.11.2024

On the basis that the development has been implemented in accordance with the details on the plans and documentation specified above, and is maintained in accordance with the measures in the Ardwick Green Drainage Maintenance Schedule November 2025 , on an on-going basis, condition no.16 is discharged.

Date: 25 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 permission refers 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 permission or approval for the proposed development, or to grant permission or approval subject to conditions, 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.