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 Condition19 (drainage) attached to Planning Permission 140700/FO/2024.

Location:

816 Stockport Road Manchester M19 3AW

Application reference:

OTH-2026-001018

Applicant:

Mr Raja Asad

Date of application:

14 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 19 (Drainage)

The discharge of condition 19 (Drainage) is approved subject to the development being implemented in accordance with the detail of the following documents and drawings:

Proposed drainage layout Ref: J8728/D01 Rev E received 21 August 2026

Drainage details Ref: J8728/D02 received 14 July 2026

Attenuation details Ref: J8728/D03 Rev C received 14 July 2026

Overland flow routes Ref: J8728/D04 received 14 July 2026

Tank to flotation section Ref: J8728/SK01 received 21 August 2026

Tank to culvert section Ref:J8728/SK02 received 21 August 2026

SUDS Maintenance Plan Ref:J8728 Rev A

Hydraulic calculations July 2026 Ref: J8728.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Date: 28 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.