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 23 (Surface Water Drainage) attached to Planning Permission 142609/FO/2025.

**Location:**

Land Off Crabtree Lane Manchester

**Application reference:**

OTH-2026-000787

**Applicant:**

Ms Jess Ashworth Keepmoat Homes Limited

**Date of application:**

24 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 no.23 ( surface water drainage)**

The content of the Section 104 Mains Drainage Layout plan ref: KMH28-XX-BET-XX-XX-XX-C-101 rev. I has been reviewed . The details which have been submitted are not sufficient to enable the discharge of condition no.23.

The information outlined below is required to form part of the consideration of the surface water drainage arrangements.

Sought clarification in respect of the calculation of the greenfield rate for the site, with QBAR proposed as 27.8l/s. The site area used in the calculations at full application stage (142609/FO/2025) used 3.053ha, whereas the planning application form states that the site area is 2.79ha.

The Drainage Layout (KMH28-XX-BET-XX-XX-XX-C-101 Rev 1) states "*where possible the apartment block parking areas be served by small swale features…*"

The following is required:

- The drainage layout must confirm the proposed swales will be incorporated and confirm the proposed locations/dimensions/volumes.

- Please confirm the permeable paving extents on the drainage layout (including relevant areas, storage volume).

- 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.

An existing and proposed impermeable areas drawing to accompany all discharge rate calculations is required.

Hydraulic calculations of the proposed drainage system is needed, including all design parameters. Calculations must Include

Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge is required (although this has not provided – should swales and permeable paving be confirmed, these would be acceptable water quality mitigation measures).

A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements) is required.

Construction details of flow control and SuDS elements are needed and must include construction details of the flow control and all SuDS elements. For the proposed swales, this should include a topographic layout plan presenting the contours and levels, cross-sections and long-sections of the swales (including modelled water levels), and confirm the maximum depth of the swales, freeboard and any permanent water levels.

A plan is needed indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

Oversized pipes are proposed beneath the highway within the development. An easement has been marked around the culverted watercourses, but the easement distances have not been marked.

The following is required:

- Please indicate the proposed easement distances from the culverted watercourses, and easement around the tank.

- Evidence either that the oversized pipes are to be adopted by United Utilities or, if they are not to be adopted by UU, evidence of approval from the Local Highways Authority for the oversized pipes to be located beneath adopted highway.

Date: 14 September 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.