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 8 (surface water drainage) attached to Planning Permission 142311/FO/2025.

Location:

Land at the Former Burnage Cricket Club Mauldeth Road Manchester

Application reference:

OTH-2026-001233

Applicant:

Views (Holdings) Ltd

Date of application:

04 August 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 8 (surface water drainage)

The submitted information is unsatisfactory, based on the following reasons:

Whilst United Utilities in an email to the applicant dated 21 November 2024, indicated a provisional agreement for a discharge rate of 5.0 l/s to the 600 x 900 mm combined sewer in Mauldeth Road, no subsequent correspondence or formal confirmation has been provided following completion of the feasibility assessment. A formal letter of approval/connection agreement from United Utilities confirming acceptance of the proposed discharge rate and point of connection is required.

The applicant must present a consistent package to discharge this condition (Including all layouts and hydraulic calculations and structural/loading calculations for the proposed below ground storage systems). The layout and hydraulic 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.

The hydraulic 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.

The Flood Routing Plan indicates areas of isolated water ponding; however, the submitted information does not specify the anticipated depth of ponding or the return period event under which it is expected to occur. Furthermore, the plan suggests that a proportion of the surface water runoff is permitted to discharge onto the public highway. The applicant should provide further clarification and supporting evidence to demonstrate that exceedance flows are managed safely, that ponding depths are acceptable, and that no adverse impacts on highway safety, access, or adjacent properties would arise.

A generic drawing for Manhole Type 5 has been provided; however, no information has been submitted to demonstrate the available head of water required to achieve the proposed discharge rate of 5.0 l/s. The LLFA therefore requests supporting calculations and hydraulic information to verify the performance of the proposed flow control arrangement. In addition, detailed drawings for all other proposed manholes, including any backdrop manholes, have not been provided. The LLFA requires detailed design drawings for each manhole type, including dimensions, levels, pipe connections, and construction details. (provided) Given that the scheme involves the installation of large-diameter drainage pipes, comprehensive construction and design details are required to demonstrate compliance with Construction (Design and Management) Regulations (CDM) requirements and to ensure the safe construction, operation, and maintenance of the drainage infrastructure. Furthermore, the LLFA requests the manufacturer's performance data and hydraulic design information for the proposed Hydro-Brake flow control device,

including the design head, flow characteristics, and confirmation that the device is capable of restricting discharge to the proposed rate under the specified design conditions.

The following observations have been made during the review of Easement Plan J8929/S104-D13:

1. Dimensions have been provided but please verify the extent of the drainage easement. including the location and clearance requirements associated with the proposed manholes.

2. Tree pits have been removed along the drainage pipe route in the Easement Plan. Please clarify.

3. To enable a full technical assessment, the Lead Local Flood Authority (LLFA) requests cross-sectional drawings showing the drainage layout in relation to the proposed building foundations. The sections should clearly indicate pipe invert levels, foundation depths, and horizontal and vertical clearances between the drainage assets and structures. The large diameter pipeline should be at least 5.0m away but no dimensions are provided to confirm.

4. As the tree pits are proposed adjacent to a large-diameter surface water pipe, the applicant should provide: (The Tree Pits are omitted in the revised easement drawing). A dimensioned plan showing the offset between the tree pit and pipe. Cross-sections indicating pipe crown and invert levels relative to the tree pit excavation depth. Details of root barriers and tree pit construction. Confirmation that future access to the pipe and manholes for maintenance will not be compromised.

5. The below ground storage tank outside Block 15 may be clash with the existing services. It is necessary to check if a diversion of the utility services are required.

Given the above, condition 8 cannot be discharged as this time.

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.