

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of planning conditions 3 (Materials), 8 (Retaining walls), 9 (Construction management), 13 (Acoustics), 14 (Land contamination), 15 (Environmental Standards Statement) and 17 (Surface water drainage) attached to previously approved application ref: 116936/FO/2017

Location:

1161 Rochdale Road Manchester M9 7FP

Application reference:

CDN/21/0345

Applicant:

Mr Roger Kennedy

Date of application:

30 April 2021

Part 2 – Particulars of decision (a)

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

Condition 3 - Materials

Condition 3 - Materials - The materials proposed for the external elevations Weinberger Swarland Red Sandface for the external walls and the Riven and Duo Edgemere slates for the roofing material, the proposed soffit detail would be 100mm. The submitted details are considered acceptable and as such Condition 3 Materials is considered discharged so long as implemented in accordance with the approved details.

Condition 8 - Retaining Wall

Condition 8 - Retaining Wall - The information submitted by Anthony Roylance structural Engineer uploaded 30th April 2021 and elevation and cross section plan Drawing No. JK/2007_008 April 2021 has been assessed and is considered acceptable. As such condition 8 can be discharged.

Condition 9 - construction management

Condition 9 - construction management - The information submitted for the discharge of the CMP uploaded 30th March 2025 has been assessed and is considered acceptable. Therefore Condition 9 Construction Management is considered discharge so long as implemented in accordance with the approved document.

Condition 13 - acoustic insulation

Condition 13 - acoustic insulation - The information submitted for a system 4 ventilation system by Base Energy dated 12th July 2022 and Miller Goodall dated 15th July 2022 have been assessed and the information is considered satisfactory. As such Condition 13 is considered discharged so long as the systems are installed prior to occupation.

Condition 14a - contaminated land

Condition 14a - contaminated land - The updated Detailed Remediation and Verification Strategy report by LK Group received 8th August 2023 has been reviewed and subject to the works being implemented in accordance with the approved details within that report, condition 14a is considered discharged. Condition 14 will be fully discharged upon receipt and review of the Verification report

Condition 15 - Environmental Standards

Condition 15 - Environmental Standards - Notwithstanding Section 6 paragraph 6 (this being dealt with under the stand alone condition 13) the information within the Element Sustainability Environmental Standards Statement uploaded 30th April 2021 has been assessed and the information within that report is considered acceptable and as such Condition 15 can be discharged, so long as implemented in accordance with the approved report.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 17 - surface water drainage

Condition 17 - surface water drainage - In order to discharge condition 17 Surface Water Drainage, the following further information is required: • Surface water drainage layout including discharge points and proposed attenuation. The detailed design layout is required at discharge of conditions stage. The detailed design of the drainage system needs to use finalised proposed levels, including proposed site levels and proposed FFLs. These levels must be shown on the submissions. Outfall location needs to be finalised with use of any new/existing connections indicated, and the levels determined by survey to show gravity connection is feasible, and this detail must be shown on the submission.

Further evidence of how the design will effectively manage flows onsite without increasing offsite risk / risk downhill within the site is required. Further evidence of inlets to intercept flows in the proposed design & prevent flows becoming a risk by discharging downhill towards other properties/roads. This should be presented in the updated drainage layout. This must also be informed by the overland flows layout which must be revised in-line with proposed levels (please see separate comment below on overland flows). Finalised proposed levels shall be used to determine if pumped system is necessary, with consideration of additional maintenance required for pumped system vs. gravity. If pumped system is still deemed required, please present evidence to assert that it is not feasible to design the system in another way to use gravity drainage.

Please confirm if permeable paving is included in the design.

Drainage strategy indicates may be viable 'dependent on the detailed design of the development'. • Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building; Please provide simulation of the proposed network for the 1, 30 and 100 year + CC events (not just storage calcs). • Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. The detailed design layout is required at discharge of conditions stage. The detailed design needs to use finalised proposed levels, including proposed site levels and proposed FFLs. This needs to be used to inform overland flow routes. These levels must be shown on the submissions.

Construction details of flow control and SuDS elements are required.

Details of how the scheme shall be maintained and managed after completion. are required. Please identify responsible party and provide schedule of tasks/frequencies.

Date: 22 September 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

