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 25 (surface water drainage) and 26 (drainage maintenance) in relation to phases 1 and 2 of Planning Permission 142998/JO/2025.

Location:

Land at Mount Road Manchester M18 7QR

Application reference:

OTH-2026-001204

Applicant:

Mr George Ruffley Kellen Homes Limited

Date of application:

31 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 25 (surface water drainage)

The content of the following documents and plans has been reviewed in relation to Phases 1 and 2 of the development.

Highways And Drainage Layout Sheet 1 plan ref: 30571 /1 / 1 rev. I

Highways And Drainage Layout Sheet 2 plan ref: 30571 /1 / 2 rev. F

Section 104 Agreement Layout plan ref: 30571/13 rev. E

Longitudinal Sections Sheet 1 Road 1 plan ref: 30571/3/1 rev. B

Longitudinal Sections Sheet 2 Roads 2, 2A & 3 plan ref: 30571/3/2 rev. B

Longitudinal Sections Sheet 3 Roads 4 & 5 plan ref: 30571/3/3 rev. A

Longitudinal Sections Sheet 4 Roads 6 & 7 plan ref: 30571/3/4 rev. A

Longitudinal Sections Sheet 5 Roads 8 & 9 plan ref: 30571/3/5 rev. B

Longitudinal Sections Sheet 6 Roads 10,11 & 12 plan ref: 30571/3/6 rev. B

Longitudinal Sections Sheet 7 Drainage plan ref: 30571/3/7 rev. B

Longitudinal Sections Sheet 8 SW Rising Main Drainage plan ref: 30571/3/8 rev. B

Surface Water Pump Station Compound Details plan ref: 30571/18 rev. G

Surface Water Pumping Station Kiosk and plinth details plan ref: 24-073-2 001 rev. C

Surface Water Pumping Station Technical Submission rev. B dated 19.09.2026

Domestic Drainage Layout Sheet 1 plan ref: 30571/9/1 rev. D

Domestic Drainage Layout Sheet 2 plan ref: 30571/9/2 rev. C

Domestic Drainage Layout Sheet 3 plan ref: 30571/9/3 rev. C

Domestic Drainage Layout Sheet 4 plan ref: 30571/9/4 rev. D

Domestic Drainage Layout Sheet 5 plan ref: 30571/9/5 rev. D

Surface Water Pump Station Compound Details plan ref: 30571/18 rev. G

Surface Water Manhole Schedules Sheet 1 plan ref: 30571/5/1 rev. E

Surface Water Manhole Schedules Sheet 2 plan ref: 30571/5/2 rev. B

Surface Water Manhole Schedules Sheet 3 plan ref: 30571/5/3 rev. B

Surface Water Manhole Schedules Sheet 4 plan ref: 30571/5/4 rev.C

Control Manhole Details plan ref: 30571/7/1

Control Manhole S30 Details plan ref: 30571/7/2 rev. A

Control Manhole S4 Details plan ref: 30571/7/1 rev. E

Offline Attenuation Tank Details Sheet 1 plan ref: 30571/12/1

Offline Attenuation Tank Details Sheet 2 plan ref: 30571/12/2 rev. A

Offline Attenuation Tank Details Sheet 3 plan ref: 30571/12/3 rev. A

Sewer Adoption Agreement – September 2025 Contract No. ESPW0345586(045)

30571 Proposed SW Network 1 240410- Storm Sewer Design

30571 Proposed Network 2 into Pump Station 240222- Storm Sewer Design

Pumping Station Details plan ref: 24-073-1 001 Rev F

Typical Adoptable drainage Details plan ref: 30571/16 rev. A

Washout Chamber Detail plan ref: 30571/20

Exceedance Storm Flood Routing Plan ref: 30571/19 rev. A

As Built Survey plan ref: S25 0348 Rev C

Ø2400 ID x Ø3060 OD Cover Slab GA, Reinforcement Details plan ref: GOR-FPM-XX-XX-DR-X-0001 rev. C03

Hydrobrake Photographs

LLFA correspondence re: Land Drainage Consent ref: MOU-M18-A-LDC dated 13th February 2025

LLFA correspondence re: Land Drainage Consent ref: MOU-M18-A-LDC (email)

Correspondence ref: ESPW034586/Mount Road regarding adoption of new water and wastewater networks

Mount Road, Gorton Drainage Report dated 14th July 2025 (Section Inspections)

Flood Risk Assessment & Drainage Strategy rev.8 contract ref: FD056 dated 15.05.2024

Received 31st July 2026

On the basis that the details in the documentation and plans referenced above are implemented prior to the occupation of the dwellings in phases 1 and 2 , condition no.25 is discharged in respect of Phase 1 and 2 of the development

Condition no. 26 (drainage maintenance)

The content of the following documents and plans has been reviewed in relation to Phases 1 and 2 of the development has been reviewed.

-Correspondence ref: ESPW034586/Mount Road regarding adoption of new water and wastewater networks, and email from Kellen Homes dated 02.10.2026

-Operation & Maintenance Plan For Off Line Geocellular Surface Water Attenuation Tanks Mount Road, Gorton ref; 30571 March 25

Received 31st July 2026

- Kellen Homes email 02.10.2026 confirming that ESP Water Limited will be responsible for the adoption, operation, and maintenance for both the foul and potable water drainage network.

On the basis of the details in the documentation referenced condition no.26 is discharged in respect of Phase 1 and 2 of the development .

Date: 05 October 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.