MANCHESTER CITY COUNCIL

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 Conditions 3 (CMP), 14a (external plant) and 18 (drainage management and maintenance) attached to Planning Permission referenced 143085/FO/2025.

Location:

Land At Hinchley Road Manchester M9 7FG

Application reference:

OTH-2026-001107

Applicant:

Miller Homes

Date of application:

21 July 2026

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 no. 3 (CMP)

The content of the following document and plans has been reviewed.

- Route of Build Sheet 1 of 3 plan ref:HR-ROB-01 rev.D

- Route of Build Sheet 2 of 3 plan ref:HR-ROB-02

- Route of Build Sheet 3 of 3 plan ref:HR-ROB-03

- Dilapidation Survey ref: BWJ/260251/TN01-Rev00 dated 9th March 2026

Received 21st July 2026

- Construction Environmental Management and Demolition plan rev. H received 29th September 2026

On the basis that the development is implemented in accordance with the documentation and plans referenced above, condition no. 3 is discharged.

It is requested that the applicant engage directly with the team (via highwaynetworkmanagement@manchester.gov.uk) to arrange a site meeting and agreed a finalised Traffic Management Plan. This should include discussion on any temporary traffic management. A section 50 is required for any temporary access arrangement. This can be obtained by contacting MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

Furthermore, the applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

It is requested that a copy of the Dilapidation Survey is sent to MCCs Events and Network Management Team (via highwaynetworkmanagement@manchester.gov.uk). A post-construction Dilapidation Survey should be undertaken once construction works have finished.

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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 no. 14a (external plant)

The content of the following documents has been reviewed.

- Vaillant aroTherm Plus Datasheet (ASHP)

- House Type Spec Summary ref: V250397

Received 21st July 2026

- Technical Note ref: P24-1740/CAN/LO13v2 dated 18th August 2026 received 28th August 2026

It is considered that insufficient information has been provided to enable condition no.14a to be discharged.

With regard to the ASHP, the information accompanying the application suggests the condition does not apply and should be assessed under MCS 20. This, however, would only apply for applications under permitted development. The condition criteria would apply in this instance as it is related to a planning application. A full BS4142:2014 assessment is needed in order to demonstrate the ASHP's would meet the criteria of 5dB below the LA90. The LA90 will need to be measured, and the assessment will need to be based on a baseline noise study rather than background noise levels derived from any other means as provided in the technical note.

Comment has been made regarding cumulative assessment to confirm there will be 10m between each unit and there will be a close boarded fence in between each unit from the neighbouring property. This will need to be fully confirmed, and assessment included in the report. The note suggests the location of the ASHP has not been fully confirmed yet, so this will need confirming to inform the assessment.

With regard to the substation, a background noise study is required to demonstrate the LA90 at the receptors. The background noise level included in the technical note without actual measurements is not considered to be sufficient. The assessment has been based on an assumed substation building performance and without assessment of the louvres. A full BS4142:2014 assessment based on the actual substation building is needed and should include the actual plant to be installed with calculations including the louvres and whether these need to be acoustically rated with examples and a rating table providing to demonstrate the assessed noise level at the receptor against the LA90 and the condition criteria.

Condition no. 18 (drainage management and maintenance)

The content of the following documents has been reviewed.

- Drainage Maintenance Schedule ref: 110315-PEF-XX-XX-RP-D-0001 rev. P02 dated 14th

September 2026

- Technical Approval Certificate granted for 25-103/ASSET073874 Hinchley Road, Blackley in response to application for S104 Adoption under the Water Industry Act 1991

Received 15th September 2026

It is considered that insufficient information has been provided to enable condition no.18 to be discharged.

The following details are required :

- Details of the implementation, maintenance and management of the sustainable drainage scheme, and that the scheme is implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

· Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components.

- As built construction drawings if different from design construction drawings.

- Agreement in principle or an email showing that Icosa Water intends to adopt the oversized pipes and Hydro-Brake. The report states the pipes are still going through technical approval. Please state clearly who is responsible for inspecting and cleaning the Hydro-Brake and oversized pipes until Icosa Water formally takes them over.

Date: 09 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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