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 12 (Drainage Management), 18 (Lighting), 22 (Biodiversity) attached to Planning Permission 136141/VO/2023.

Location:

Land at Wadeford Close Manchester

Application reference:

OTH-2026-001190

Applicant:

Mr Greg Cawley AtkinsRéalis

Date of application:

30 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 22 Biodiversity

The following information has been received in respect of this planning condition:

- Biodiversity verification report received by the City Council, as Local Planning Authority, on the 6 August 2026

The above information has been considered and is acceptable for Phase 1 only.

Condition 22 is now formally discharged in respect of Phase 1 only.

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 12 Drainage Management

The following information has been submitted in respect of this planning condition:

- 1826-01-CIV-XX-XX-D-C-31002 C02 and 1826-01-CIV-XX-XX-D-C-31003 C05 received by the City Council, as Local Planning Authority, 30 July 2026

The above information has been considered. There is outstanding information as follows:

- Verification report providing photographic evidence of construction as per design drawings; Please provide photographic evidence of all SuDS features and flow control device.
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Condition 12 is not formally discharged.

Condition 18 Lighting

The following information has been submitted in respect of this planning condition:

- AC-MSL-6336-1301 C01 received by the City Council, as Local Planning Authority, on the 30 July 2026

The above information has been considered ad is not acceptable No response has been received to an email requesting further information on the 25 August 2026.

Condition 18 is not formally discharged.

Date: 16 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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