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 11 (Surface Water Drainage) and 12 (Drainage management and maintenance) attached to planning permission ref: 137572/JO/2023.

Location:

Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ

Application reference:

OTH-2026-001156

Applicant:

Anna Lucas Manchester City Council

Date of application:

27 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. 11 (Surface Water Drainage)

The content of the following plans and documents have been reviewed.

- MSCC5 Sewers and Drainage Section Inspections dated 27.05.2026

- Discharge of planning condition no.11 report Ref: HRD-CUR-00-XX-T-RE-006 Rev P03 dated 6th September 2025

- Curtins response to LLFA comments

- SuDS Verification Report ref: HRD-CUR-XX-00-RP-C-92000 rev. P01 dated 8th September

- Supporting Video Surveys & Reports

- SRH08 TO MHS29-EXMH06

- SRH08

- WinCanVX Hammerstone Road

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- Proposed Drainage1:200 layout Sheet 1 plan ref: HRD-CUR-XX-00-DR-C-92-504 rev. CR2

- Proposed Drainage1:200 layout Sheet 2 plan ref: HRD-CUR-XX-00-DR-C-92-508 rev. CR2

- Overland Flow Routes and Above Ground Attenuation plan ref: HRD-CUR-XX-00-DR-C-92-512 rev. FC02

- Proposed Catchment Plan (unchanged) plan ref: HRD-CUR-XX-00-DR-C-92-505 rev. P13

- Existing Catchment Plan (unchanged) plan ref: HRD-CUR-XX-00-DR-C-92-506 rev. P07

- Drainage Model Details/ Results - GF Level (Main External Area) (updated) dated 09.09.2026

- Drainage Model Details/ Results - Main Building (updated) dated 08.09.2026

- Drainage Model Details/ Results - Washdown Area (Main External Area) (updated) dated 10.09.2026

- Document Ref: 18021-4-1-3-Response to LLFA Comments 09.09.26 Date: 09.09.26 Revision: P1

Received 10th September 2026

On the basis of the content of the plans and documentation referenced above condition no.11 is discharged.

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. 12 (Drainage management and maintenance)

The content of the following plans and documents have been reviewed.

- Drainage Maintenance plan Part1 ref:HRD-CUR-00-XX-RE-S 92001 rev. P05 ; dated 9th September 2026

- Flow Control Valve Image ref: HRD - SRH06 dated 03.09.2026

- Flow Control Valve Image Zoomed ref: HRD - SRH06 dated 03.09.2026

-HRD - Flow Control Design Diagram 03.09.2026

-Document Ref: 18021-4-1-3-Response to LLFA Comments 09.09.26 Date: 09.09.26 Revision: P1

Received 10th September 2026

On the basis of the content of the plans and documentation referenced above condition no.12 is not discharged.

The Verification Report states the below installed limited discharge rates to outfall SRH09 (discharge to culvert, assumed to refer to MHS29/EXMH06 outfall from MH S28 FLOW CONTROL).

1-year: 45l/s

30-year: 107l/s

100-year+40%CC: 140l/s

However, the expected discharge rates applied to MH S28 FLOW CONTROL are:

1-year: 33l/s

30-year: 95l/s

100-year+40%CC: 125l/s

Confirmation of the installed construction details of the flow control device at MH S28 FLOW CONTROL, including the variable flow control rate & the maximum rate are needed, together with clarification if the as-built construction drawings are different from the design construction drawings.

Date: 19 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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