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 12a (Ground conditions), and 21 (Surface water drainage) attached to Planning Permission 144385/JO/2025.

Location:

Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive Manchester

Application reference:

OTH-2026-001355

Applicant:

Mr Lee Stewart J Greenwood Builders Ltd

Date of application:

17 August 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 no. 12a (Ground conditions)

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

Phase I Preliminary Risk Assessment (PRA) report ref: 33716-SUT-ZZ-00-RP-G-7101 rev. P01November 2023

Phase II Interpretative Ground Assessment report ref: 33716-SUT-ZZ-00-RP-G-7202 rev. P03 dated July 2026

Response to Environmental Health comments ref: 21-0265

Construction and Environmental Management Plan Rev B dated February 2026

Received 17th August 2026

Phase III remediation and Validation proposals reference 33716-SUT-ZZ-00-RP-G-7301 Rev 4 dated September 2026.

On the basis of the content of the documentation and plans referenced above , condition no.12a is discharged.

Condition no. 21 (Surface water drainage)

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

- Typical Drainage Details Sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C -6650 rev. P01
- Typical Drainage Details Sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6651 rev. P01
- Typical Drainage Details Sheet 3 plan ref: 33716-SUT-ZZ-XX-DR-C -6652 rev. P01
- Typical Drainage Details Sheet 4 plan ref: 33716-SUT-ZZ-XX-DR-C -6653 rev. P01
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- Proposed Permeable Paving Layout Sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6210 rev. P01
- Proposed Permeable Paving Layout Sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6211 rev. P01
- Private Drainage Layout Sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6200 rev. P01
- Private Drainage Layout Sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6201 rev. P05
- SuDS Drainage Layout indicating easements Sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6220 rev. P01
- SuDS Drainage Layout indicating easements Sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6221 rev. P01
- Section 104 Drainage Layout plan ref: 33716-SUT-ZZ-XX-DR-C -6550 rev. P02
- Section 104 Drained Areas Plan ref: 33716-SUT-ZZ-XX-DR-C -6552 rev. P02
- Proposed S185 Sewer Diversion plan ref: 33716-SUT-ZZ-XX-DR-C -6555 rev. P01
- Email from United Utilities dated 2nd February 2024 regarding discharge rates.
- Email from United Utilities dated 12 March 2026 regarding Section 185 application
- Email from United Utilities dated 26 July 2026 regarding Section 104 application
- South Site Storm Sewer Design Micro Drainage data (x2)
- 100 year storm event Micro Drainage data
- 2 year storm event Micro Drainage data
- North Site ICP SuDS Micro Drainage data
- South Site ICP SuDS Micro Drainage data

- 30 year storm event Micro Drainage data

- Drainage Simulation Results – Network Details dated 28 July 2026

- Hydrobrake Manhole Detail PS39 plan ref: 33716-SUT-ZZ-XX-DR-C -6320 rev. P01

- Hydrobrake Manhole Detail MH08 plan ref: 33716-SUT-ZZ-XX-DR-C -6310 rev. P01

- 1:20 Manhole Schedules Surface Water Sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C -6300 rev. P01

- 1:20 Manhole Schedules Surface Water Sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6301 rev. P03

- Section 106 Manhole 1:20 Detail EX UU0622 plan ref: 33716-SUT-ZZ-XX-DR-C -6562 rev. P01

- Section 106 Manhole 1:20 Detail PR DIV03 plan ref: 33716-SUT-ZZ-XX-DR-C -6561 rev. P01

- Attenuation Tank detail adjacent to plot no.69 plan ref: 33716-SUT-ZZ-XX-DR-C -6701 rev. P01

- Attenuation Tank detail plot no. 18 plan ref: 33716-SUT-ZZ-XX-DR-C -6700 rev. P02

- Proposed flood routing plan ref: 33716-SUT-ZZ-XX-DR-C -6016 rev. P01

- Proposed Levels layout Sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C -6150 rev. T01

- Proposed Levels layout Sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C -6151 rev. P04

- S185 Sewer Abandonment Layout plan ref: 33716-SUT-ZZ-XX-DR-C -6565 rev. P01

- Proposed S185 Sewer Diversion Manhole Schedule plan ref: 33716-SUT-ZZ-XX-DR-C -6305 rev. P01

- Proposed Catchment Plan Site A plan ref: 33716-SUT-ZZ-XX-DR-C -6020 rev. P01

- Proposed Catchment Plan Site B plan ref: 33716-SUT-ZZ-XX-DR-C -6021 rev. P01

- Drainage Management Statement by MSV dated 11th August 2026

- Sutcliffe's response to LLFA comments dated 27.07.2026

Received 17th August 2026

On the basis of the content of the documentation and plans referenced above , condition no.21 is discharged.

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

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.