MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 10 (Drainage Management) attached to Planning Permission 135604/FO/2022.

Location:

Land To The Rear Of 354 Wilbraham Road Manchester

Application reference:

OTH-2026-001412

Applicant:

Miss Hannah Edwards Anwyl Homes

Date of application:

25 August 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 10 (drainage)

The details submitted are insufficient to demonstrate that the approved surface water drainage strategy can be adequately delivered on site. The submitted 'S104 As Built Survey' (Drawing No. S22-205) identifies attenuation tanks with capacities of 100.0m³ and 96.0m³, which differ from the attenuation volumes approved under application CDN/23/0725, where tanks of 112.0m³ and 93.6m³ were proposed. As a reduced overall attenuation volume has been installed, no updated hydraulic calculations have been provided to demonstrate that the revised drainage infrastructure will achieve the required level of surface water attenuation and flood risk mitigation.

Further, the submitted information does not comprise a consistent and coordinated drainage package, as the drainage layouts and supporting calculations do not correspond and cannot be satisfactorily cross-referenced. In the absence of updated drawings, calculations, annotations and schedule information that accurately reflect the installed drainage infrastructure, the City Council as Local Planning Authority cannot be satisfied that the drainage scheme accords with the approved strategy or will operate effectively. As such, the requirements of condition 10 have not been met and the condition cannot be discharged at this time.

Date: 20 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 decision relates 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 the application to approve detail reserved by condition, 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.