

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0743

Date registered valid: 1 August 2025

Proposal: Discharge of conditions 4 (materials), 13 (security measures) and 14 (bollards) attached to planning permission referenced 142427/FO/2025

Address: Co-Op, 135-141 Withington Road, Manchester, M16 8EE

Ward(s): Whalley Range Ward

Applicant: Co-operative Group

Agent (if any): Mr Jordan Clark, Stantec

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4th September 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 12 August 2025 Expired: 3 September 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Highway Services - In regard to Condition 14 (Bollards) plans have been submitted to confirm the location of the bollards. It is noted that the bollards are located within the private boundary of the site and does not impact on the adopted highway. The submitted information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

Environmental Health - have looked at the above application and have no comments or objections to make.

Design for Security - Having looked at the proposals they have no concerns with the condition being discharged.

Issues

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition no. 4 (materials)

4) The content of the letter from planning agent dated 1st August 2025 confirming the sample for the fascia to the northern unit, is in keeping with Co-op's national branding and accords with the specification as shown on the approved Fascia Materials Specification (Main Signage : VE Fascia plan and Slat Engineering detail plan) is noted. The submitted Traffic Grey (RAL 7043) Aluminium slat sample with timber patternation is considered to be acceptable. On the basis that the fascia panels, external doors and frames to proposed curtain walling/glazed areas, as related to each unit are coloured RAL 7043, and the fascia panel to be installed to the northern unit is the same as the submitted sample referenced above, condition no.4 is discharged.

Condition no. 13 (security measures)

13)The proposed lighting arrangements on proposed lighting plan ref: DWG01 in proximity to the location of the proposed ATM have been reviewed together with the details on the ATM CCTV plan and defensible space demarcation shown on proposed site plan ref: . 8816.55-

BOW-A1-ZZ-ZZ-ZZ-A-0003 rev. P3. On the basis that the development is implemented in accordance with the defensible space demarcation on proposed site plan ref: 8816.55-BOW-A1-ZZ-ZZ-ZZ-A-0003 rev.P3, and the lighting and CCTV arrangements in proximity to the proposed ATM on the plans referenced above, condition no.13 is discharged.

Condition no.14 (bollards)

14) The content of the letter from planning agent dated 1st August 2025 confirming that the proposed bollards will be finished in colour Black RAL9005 has been noted. On the basis that the proposed bollards are implemented in accordance with the Bollard design plan ref: 11S019-S01- Issue-08, and are black (RAL 9005) in colouration, condition no.14 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA