

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0640

Date registered valid: 4 July 2025

Proposal: Discharge of conditions 6 (signage removal), 9 (Parking management strategy), 10 (EV charging), 13 (bin collection), 14 (Noise) and 15 (Secured by Design) attached to planning permission 137985/FO/2023

Address: 166 Plymouth Grove, Manchester, M13 0AF

Ward(s): Ardwick Ward

Applicant: Stay Inn Hotel

Agent (if any): Mr Saghir Hussain, Create It Studio Architects

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve and refuse

Date of recommendation: 24 September 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 14 July 2025 Expired: 4 August 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: No

Tree Preservation Order: No

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 and Refuse

Article 35 Declaration

N/A

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

6) The discharge of condition 6 (Signage removal) is approved subject to the development being implemented in accordance with the documents referenced: Condition 6 Statement – Scheme for the removal of first floor signage panel received by the City Council as local planning authority on 4 July 2025.

9) The discharge of condition 9 (Parking management strategy) is approved subject to the development being implemented in accordance with the details document referenced: Condition 9 – Car parking access management strategy and details of parking signage dated 4 July 2025 and Titan fold down steel bollard specification received by the City Council as local planning authority on 4 July 2025. The demarcated spaces shall be maintained in situ thereafter.

10) The discharge of condition 10 (EV charging) is approved subject to the development being implemented in accordance with drawing referenced: Condition 10 -EV Charging point Ref: A1507(02A)AP013 dated 4 July 2025. The approved details shall be implemented before occupation of the development and maintained in situ thereafter.

13) The discharge of condition 13 (Bin collection), is refused as a drawing referenced in document Condition 13 – Residential management plan – Waste & recycling collection fails to accord with the detail of approved drawing referenced: A1507(02)AP007 Rev P4 and specified for implementation as part of condition 12 (attached to planning permission Ref: 137985/FO/2023). The detail of drawing referenced Condition 9 – Bin store Ref: A1507(02A)AP011 Rev P1 (and detailed in document Condition 13 – Residential management plan – Waste & recycling collection) cannot be considered unless the details of condition 12 is formally varied.

14) The discharge of condition 14 (Noise) is refused subject to the development being implemented in accordance with the details referenced: First floor 166 Plymouth Grove Manchester – Acoustic Assessment Ref: PA0982 dated September 2025 by Peninsular Acoustics provides insufficient details relating to:

- i. An overheating assessment for the development
- ii. Measures to mitigate against noise transfer from the ground floor commercial use along with any recommendations for mitigation to be installed.
- iii. Details and specifications of ventilation to the authorised apartments.

15) The discharge of condition 15 (Secured by Design) is approved subject to the development being implemented in accordance with the details referenced: Condition 15 – Security and crime

risk reduction statement Rev 1 dated 20 May 2025. The agreed scheme shall be implemented before to occupation of the development and maintained in situ thereafter.

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA