

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0605

Date registered valid: 25 June 2025

Proposal: Discharge of conditions 6 (External Plant) , 9 (Travel Plan), 10 (Roller shutters/grilles), 14 (Fume extraction), 15 (Waste management) and 16 (Highway works/ public realm) attached to planning permission ref: 132590/FO/2021

Address: Land Bounded By Polygon Street, Stockport Road And Brunswick Street, Manchester,

Ward(s): Ardwick Ward

Applicant: GGC Polygon Manchester Ltd

Agent (if any): Mr Tom Flanagan Paul Butler Associates

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 16 September 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 7 July 2025 Expired: 28 July 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

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: Approved and Refused

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

6) The following information has been submitted for approval in respect of this planning condition:

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that there is no external plant associated with the development, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and no further action is required in relation to the discharge of condition 6.

9) The following information has been submitted for approval in respect of this planning condition:

Axis Initial Full Travel Plan (Ref: 2875-01-TP-01) dated July 2023, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that a revised travel plan will be submitted to the Council within 6 months of the first use of the development, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and condition 9 is now formally discharged, subject to, within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered being submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

10) The following information has been submitted for approval in respect of this planning condition:

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that there are no roller shutters to be installed within the development, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and no further action in relation to the discharge of condition 10 is required.

14) The following information has been submitted for approval in respect of this planning condition.

Ground Floor Base Build Ventilation Services Layout' plan ref: 3435-CWC-XX-00-DR-M-5701 P01 ', stamped as receive by the City Council, as Local Planning Authority on 25 June 2025.

Email from Tom Flanagan, dated 2(August 2025, which confirms that no commercial kitchens (and therefore associated kitchen extraction) are proposed within the resident's lounge, co-working spaces and gymnasium.

The information is considered to be insufficient to satisfy the requirements of condition 14, which is not discharged,

15) The following information has been submitted for approval in respect of this planning condition.

Drawing numbered 2066-ABWA-Z1-00-DR-A-(20)-0150,, stamped as receive by the City Council, as Local Planning Authority on 25 June 2025.

Email from Tom Flanagan, dated 29 April 2025, which confirms that the intention is for the space at ground floor level to be wholly ancillary to the residential use, and a commercial unit is no longer proposed.

The information is considered to be acceptable and condition 15 is now formally discharged, subject to the approved scheme then being implemented prior to the first occupation and thereafter retained and maintained in situ.

16) The following information has been submitted for approval in respect of this planning condition:

Drawings numbered 2066-ABWA-Z1-00-DR-A-(278)-0100, 2066-ABWA-Z1-00-DR-A-(278)-0101, 2066-ABWA-Z1-00-DR-A-(278)-0102, 2066-ABWA-Z1-00-DR-A-(278)-0103, 2066-ABWA-Z1-00-DR-A-(278)-0104, 2066-ABWA-Z1-00-DR-A-(278)-0105, 2066-ABWA-Z1-00-DR-A-(278)-0106, 2066-ABWA-Z1-00-DR-A-(278)-0107, 2066-ABWA-Z1-00-DR-A-(278)-0108 and 2066-ABWA-Z1-00-DR-A-(278)-0001, all stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and condition 16 is now formally discharged, subject to the approved scheme being implemented and being in place prior to the first occupation of the commercial units, residents lounge, co working spaces and gymnasium.

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA