MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0708
Date registered valid:	23 July 2025
Proposal:	Discharge of Condition 20 - Post Construction Stage Energy Report and Condition 21 - Secured By Design Certification attached to planning permission 141284/JO/2024.
Address:	Land Off Brigham Street / Staton Street, Openshaw, Manchester, M11 2JR
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mr Steven Winterbottom, John Southworth Builders Limited
Agent (if any):	
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28 August 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 5 August 2025 Expired: 27 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 polices 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

N/A

Condition(s) to be attached to decision for approval

20) The discharge of Condition 20 (Post Construction Stage Energy Report) is approved on the basis that the development is implemented in accordance with the following documents: Post Construction Stage (PCS) Energy Report Brigham Street Manchester M11 2JR Ref: AG-79050-PCS Rev A dated 22 July 2025 by Anderson Goddard Ltd and Part L Photographic Evidence form attached to email from John Southworth Builder Ltd dated 6 August 2025.

21) The discharge of condition 21 (Secured by Design Certification) is approved on that the development has attained Secured by Design accreditation via the Official Police Security Initiative Gold Award Ref: 2022/0453/SBD/01 dated 20 June 2025.

Appendix 1 – List of consultees & neighbours notified

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
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA