

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0732

Date registered valid: 30 July 2025

Proposal: Discharge of condition 3 (Construction Management Plan) attached to planning permission 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: 8 September 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 15 August 2025 Expired: 6 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

Environmental Health – 22.08.2025 -have looked at the above application and are satisfied with the proposed hours for construction works, but the applicant needs to provide more detailed information regarding how they will control noise and dust during the construction works.

04.09.2025 - have reviewed the dust and noise proposals for the construction and they are acceptable.

Highway Services - The CMP states that construction work is anticipated to take place over 50 days.

The CMP notes that the Principal Contractor will develop a Transport Plan & Strategy. This Strategy will account for neighbouring properties, types of vehicles and movements, constraints and conditions. Noted that the Strategy will ensure deliveries will be managed via the Site Manager and work with the banksman. This is welcomed by Highways.

The CMP confirms that deliveries will be via Withington Road, which is noted to be the existing arrangement. A delivery management system will be in place to limit disruption and a banksman in place to manage vehicles. This is welcomed and acceptable to Highways.

Noted that deliveries will be planned to avoid peak times and school hours - this is welcomed and acceptable to Highways. Swept path analysis demonstrates that a 12m rigid vehicle can access, manoeuvre and egress from Withington Road.

The CMP confirms that parking will be available in the main car park via Mayfield Road.
Nosie Management will be in place.
Dust Management will be in place.
Waste Management will be in place.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk. A copy of the pre-construction dilapidation survey has been provided. This is acceptable to Highways. This should then be followed with a post-construction dilapidation survey once works are completed.

The information is sufficient to allow us to recommend the discharge of the condition.

Further comments – 05.09.2025.

Highways comments dated the 26th of August will cover both the initial application and the reconsult. As they had not sent the initial comments through prior to the reconsult due to waiting for the Events Management Teams comments.

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. 3 (Construction Management Plan)

3) The following plans and documents received have been reviewed.

- External Site Layout Arrangement -V3
- Construction Phase plan ref:H346 – V2.2
- Footpath photographs dated 31/07/2025
- Co-op Whalley Range-Food Store Re-Fit Programme V2.1 Programme of Work
- Pre-Construction Information Pack Project No: 8816.55 05/06/2025
- Written Scheme for the control of legionella bacteria in Food Properties ref: 014136-108821-0000 issue 1.1
- Fire Escape Plan - V1
- Fire Risk Assessment ref: 102897748
- Asbestos Refurbishment Survey Report ref: 650107
- On Site Waste Management Plan for Co-op Projects
- Additional Control Measures for Dust and Noise received 27th August 2025

On the basis of the measures within the documentation being implemented for the duration of the construction period, condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Environmental Health
Highway Services

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) -

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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 3 (high 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 (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA