Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0942
Date registered valid:	1 October 2025
Proposal:	Discharge of Condition 3 (Construction Management) attached to planning permission 137751/MO/2023.
Address:	Land Opposite 83-87 Vine Street , Manchester , M18 8SR
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Kirkland Developments
Agent (if any):	Mr Mark Saunders NJL Consulting
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	31 October 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 8 October 2025 Expired: 29 October 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

Description of development

Consultations & Notification Responses

Network Rail - 23.10.2025
confirm the existing BAPA allows us to manage the associated information relative to satisfy the pre commencement condition (CMP).

Environmental Health – the condition can be discharged.

Highways Services – 31.10.2025 advise the condition can be 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 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

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

Condition 3 (Construction Management)

3) The content of the Construction Management Plan rev. B dated September 2025 ; Section 278 works Kerbing and Surfacing plan ref: VSG-RDG-016 rev. P03 and Vehicle Tracking Refuse Vehicle plan ref: VSG-RDG-306 rev. P01 received on 8th October 2025 have been reviewed, together with the Construction site set up plan received 29th October 2025

On the basis that the development is implemented in accordance with the content of the document and plans referenced above, and finalised emergency contact details are displayed on site at the start and for the duration of the construction period, condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

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) -
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 (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA