

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/25/0849

**Date registered valid:** 9 September 2025

**Proposal:** Discharge of condition 26 (external lighting) and 36 (CCTV) attached to planning permission referenced 136645/VO/2023

**Address:** Site To The South / South-East Of Sawley Road, East Of Nelson Street, North / North-East Of James Street, Manchester,

**Ward(s):** Miles Platting & Newton Heath Ward

**Applicant:** Mr Paul Waite, Manchester City Council

**Agent (if any):** Mrs Anastasia Kapagerof, jmarchitects

**Case officer:** Sue Wills  
Tel: 0161 234 4524  
Email: [sue.wills@manchester.gov.uk](mailto:sue.wills@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 23 September 2025

## **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

### **Standard consultations:**

Printed: 15 September 2025

Expired: 6 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:**

**Tree Preservation Order:**

**Description of area**

**Description of development**

## **Consultations & Notification Responses**

Environmental Health - Condition 26 – lighting can be discharged.

Design for Security - Having looked at the information submitted they have no issues with the planning condition being 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 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. 26 (external lighting)

26) The external lighting information in document dated 22.08.2025 ref VAR-VES-XX-XX-TS-E-0020 REV C01 ( including plan ref: VAR-VES-ZZ-ZZ-DR-E-9600 C03 Varley St; Externals – MUGA and Externals Plots and Lighting Levels; AWOLFBKSM3 Data sheet ;Viva Pro Data Sheet; AAZT6SYM1\_2025-08-21 Data sheet; 6MO1A 28347-1 Column Data sheet; DPT2-300-42 Bracket data sheet and Ext Light Notes), as revised by email from planning agent dated 23<sup>rd</sup> September 2025 confirming the 6m lighting columns would be coloured RAL7016 – Anthracite and not black as referenced in document, has been reviewed .

On the basis that the development is implemented using wolf black 4000k bulkhead lights, black coloured cosmic Asymmetric, Ansell street light post top lighting, and anthracite coloured (RAL 7016) Viva City Pro lanterns set above a RAL 7016- Anthracite painted column in the locations shown on the external electrical services plan ref: VAR-VES-ZZ-ZZ-DR-E-9600 C03, condition no.26 is discharged.

Condition no. 36 (CCTV)

36) The CCTV details on the Dahua Turret camera dark grey and Dahua Turret bracket dark grey visual images, and 5MP IR Vari-focal Eyeball WizSense Network Camera ref: DH-IPC-HDW3541T-ZS-S2 specification sheet in the locations on the external electrical services plan ref: VAR-VES-ZZ-ZZ-DR-E-9600 C03, have been reviewed. On the basis that the development is implemented in accordance with the details referenced in the document, visual images and plan specified above condition no.36 is discharged.

## **Appendix 1 – List of consultees & neighbours notified**

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 High Risk - Name: DEVELOPMENT\_HIGH\_RISK\_AREA  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (More) -  
Area Team Boundary - Name: NORTH AREA