MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0533
Date registered valid:	10 June 2025
Proposal:	Discharge Conditions 7a (travel plan), 8(b) (electric vehicle charging), 11(b) (waste management), 12 (external plant), 13 (secured by design), 15 (drainage maintenance), 31 (boundary treatments) and 32(b) (local labour) of Planning Permission 139720/JO/2024
Address:	Victoria Park Probation Centre, Laindon Road, Manchester, M14 5YJ
Ward(s):	Rusholme Ward
Applicant:	Britannia Victoria Limited
Agent (if any):	Miss Louisa Fielden AshtonHale
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Split decision
Date of recommendation:	20 August 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 16 June 2025 Expired: 7 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

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Work and Skills – Now this includes the MCC breakdown of the labour we are good to approve the discharge,

Highway Services - In regard to Condition 7 (Travel Plan) a Travel Plan has been submitted and includes details on the proposed measures and provides a commitment to undertake surveys. Therefore, the information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 8(b) (Electric Vehicle Charging) plans confirm that all dwellings and apartments will have electric vehicle parking in place. Therefore, the information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 11(b) (Waste Management) plans have been submitted of the finalised bin store. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 31 (Boundary Treatment) plans of the proposed boundary treatment have been submitted. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective

Environmental Health – 24.06.2025.The information on the portal is not consistent with the discharge conditions above.

Further comments 29.07.2025
Condition 8b
Are happy with the EV for the houses as long as there is one for each house. However, they still need EV charge point information for the flats.

Condition 11
Waste – seek further information–there is a potential area with potential rectangular bins, but it doesn't include any sizes and types of bins, as well as the area the bin lorry will empty the bins.

Condition 12
As there is no external plant, this can be discharged

Local Lead Flood Authority – 04.06.2025 Advised that further information is needed before the drainage management condition is discharged.

Further comments 15.08.2025
Advise condition no.15 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: Split decision

Article 35 Declaration

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

Conditions 7a (travel plan)

7a) The content of the Travel Plan (ref: 082328-CUR-XX-XX-T-TP-00004 rev.P01 has been reviewed. On the basis that the development is implemented in accordance with Travel Plan (ref: 082328-CUR-XX-XX-T-TP-00004 rev. P01, condition no.7a is discharged.

Condition no.8(b) (electric vehicle charging)

8b) The content of the Air Quality Assessment (ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA) submitted with the original application (ref: 135848/FO/2022) is noted, together with the content of the email from planning agent dated 2nd July 2025 with attached photographs showing the installed electric vehicle charging points. On the basis of the content of the referenced email and attachments, condition no.8b has been satisfied in relation to Block 3 and 4 (plots 42-54). However, as no verification information has been submitted in respect of the apartments and other blocks of dwellinghouses, and the phrasing of condition no.8b does not enable this condition to be discharged on a phased basis , condition no.8b cannot be formally discharged at this time.

Condition no. 11(b) (waste management)

11b)The design on the Communal bin store plan ref: plan ref: A662_C_4014 rev.A received 7th August 2025 has been examined in respect of the communal bin store to serve the proposed apartments and is considered to be satisfactory. On the basis that the development is implemented in accordance with the details on the Communal bin store plan ref: plan ref: A662_C_4014 rev.A , condition no.11 b is discharged.

Condition no.12 (external plant)
12) The content of the email from planning agent dated 2nd July 2025 confirming that there are no external condensers or heat pumps, and the only external plant is the roof top smoke fans on top of the apartment block, and these do not form part of the environmental strategy and so are for emergency use. On this basis of the confirmation set out in the email referenced above no further action is required in respect of the discharged of condition no.12.

Condition no.13 (secured by design)

13)The content of the tetter from GMP Design for Security team dated 8th July 2025 in respect of plot nos.42-54 Block 3 and 4 has been noted. On the basis of the content of the referenced letter, condition no.13 has been satisfied in relation to Block 3 and 4 (plots 42-54). However, as no verification information has been submitted in respect of the apartments and other blocks of dwellinghouses, and the phrasing of condition no.13 does not enable this condition to be discharged on a phased basis, condition no.13 cannot be formally discharged at this time.

Condition no. 15 (drainage maintenance)

15) The content of the following documents and plans has been reviewed.
- South Site – Plot Drainage Layout (ref: J7986/ D13 Rev B)
- North Site – Plot Drainage Layout (ref: J7986/ D14 Rev B)
- Certification of Incorporation of Management Company
Received 10th June 2025

-Email from planning agent dated 30th June 2025 with attached photographic evidence of construction of the drainage scheme.

-Hydraulic calculations – south site received 12th July 2025

-Content of email from planning agent dated 18th July 2025,together with the contact detail of the responsible party to maintain the sustainable drainage system.

-Section 104 South site main drainage layout plan ref: J7986/D01 ref. F
- SuDS Maintenance Plan (ref: J7986 06/25)
Received 12th August 2025

-Installed Hydrobrake Visual image received 13th August 2025.

On the basis of the information referenced above condition no.15 is discharged.

Condition no.31 (boundary treatments)
31)a) The details on the External Works details plan ref: A662-P-920, and 0.6m Stone Wall and Railing Boundary plan ref: A662_C_4002 received 19th August 2025, together with the confirmation received in an email from the planning agent dated 7th August 2025 that the railings shown on plan ref: External Works details plan ref: A662-P-920 would be black in colouration, has been reviewed .
On the basis that the development is implemented in accordance with the details on the plans and within the email referenced above, in full, before the dwellings are first occupied and retained as such thereafter, condition 31 part a is discharged.

b) The details on the following plans have been reviewed,
-1.5m Timber Fence plan ref: A662_C_4012C (including annotated reference to 1.5m closed boarded gates to the parking spaces at the rear of dwellinghouses in Block 2)
- 1.5m bi-fold gates to parking spaces plan ref: A662_C_4011
- 2m Timber Fence detail (with hedgehog gaps) plan ref: A662_C_4009B
and considered together with the confirmation received in an email from the planning agent dated 7th August 2025 that the bi fold gates would be black in colouration,

On the basis that the development is implemented in accordance with plans and colouration of the gates referenced above, in full before the dwellings are first occupied and retained as such thereafter, condition 31part b is discharged.

Condition no. 32(b) (local labour)

32b) The content of the updated Local Labour KPI spreadsheet prepared by Short Construction. received 20th June 2025, has been examined and is considered to be satisfactory. On this basis condition no.32b is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Work & Skills Team
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
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