

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0684

Date registered valid: 17 July 2025

Proposal: Discharge of condition 21 part b (air quality) in relation to plots nos. 1-35 (all); 82-109 (all); and 175 - 182 (all) attached to planning permission ref: 138788/FO/2023

Address: Land Off Mount Road, Manchester, M18 7QR

Ward(s): Longsight Ward

Applicant: Miss Shannon Cooke Kellen Homes

Agent (if any):

Case officer: Sue Wills
Tel: 0161 234 4524
Email: 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

Date of site visit:

Standard consultations:

Printed: 30 July 2025 Expired: 20 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health - have considered the information submitted for the above CDN application and advise :

1. The reference to 4.7kW EV charging points (to be installed at each dwelling) appears to be a typo, as the specified unit has a 7.4kW output.
2. The gas boiler NOx emissions ratings are acceptable.
3. The specification of the non-residential EVC points is required, and should be minimum 7kW output in accordance with [MCC's recommendations](#).
4. As per their memo of 5 January 2024 a minimum of 20% EVC points is recommended for 11 or more non-residential parking spaces, with cable routes for all staff spaces. The first element is satisfied by the total number of EVC points to be provided for the community

hub/sports pitches spaces, however cable routes for all staff spaces are still recommended, if deemed applicable.

Due to the above outstanding issues they cannot currently recommend discharge of the condition.

Kellen Homes responded to the matters raised on 03.09.2025

1. Yes, this is a typo, it should be 7.4kw (attached data sheet for EVC point)
2. No comment as they are confirming the ratings are acceptable.
3. Again, the EV charging point is 7.4kw so achieved the minimum 7kw.
4. Regarding this, Kellen Homes are not responsible for the non-residential parking spaces this would be Centrepont. So as such we are looking to discharge the residential phase of this condition.

Issues

The overall development is split into phases, this application only seeks to discharge condition no.21 in respect of phases 1 and 2 of the overall development which is related to the residential (houses) development by Kellen Homes, and as such points 3 and 4 raised by Environmental Health officers would be addressed in connection with the discharge of condition no.21 for the other phases of the wider development.

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

21 b) Consideration has been had to the content of the Mitigation Measures Note dated 15th July 2025 ref: 6170- 1c1 (notwithstanding the referenced to cycle anchor points on page 5 , which has been superseded by the provision of foldable cycles as part of the discharge of the cycle storage condition). Details of the plots which have been implemented with mitigation measures in respect of air quality in the Confirmation Statement dated 23.09.2025 from Kellen Homes and the condition tracker from Kellen Homes (both received on 23rd September 2025) have also been noted, together with the details in the Brim 7.4kW Universal Data Sheet BR-AC7000-01 received on 12th September 2025, and the content of the email from Kellen Homes dated 03.09.2025.

On this basis of the details in the documents referenced above, I can confirm that you have complied with the requirements of condition no. 21b in respect of plot nos. 1-35(all), 82-109 (all), and 175-182 (all). On the basis that the measures which have been implemented remain in situ whilst the use or development is in operation, condition no.21b is discharged solely in relation to plot nos. 1-35(all), 82-109 (all), and 175-182 (all).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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 (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 (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) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA