

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0784

Date registered valid: 14 August 2025

Proposal: Discharge of condition no.3 (CMP) attached to planning permission ref: 138914/FO/2023

Address: Former Walkers Printing Site, 73 Crabtree Lane, Clayton, Manchester, M11 4GU

Ward(s): Clayton & Openshaw Ward

Applicant: Chancerygate Manchester Ltd

Agent (if any): Miss Sofia Matos Glover, Hourigan Planning

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 September 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 20 August 2025 Expired: 11 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health - have considered the Triton Construction Management Plan dated 6th Aug 2025 submitted for the CDN application and can confirm that they would have no objection to the discharge of condition 3.

Highway Services 26.08.2025

In regard to Condition 3 (CMP) a Construction Management Plan has been submitted. The CMP states that construction work is anticipated to take place from September 2025 to July 2026. The CMP confirms that the site will be accessed from Crabtree Lane. Vehicles will route from Ashton Old Road north and south via the A662.

A compound will be in place and provide site welfare and office space.

The CMP confirms that parking will be provided within the site. The site manager should ensure that contractors park considerately and reduce parking being offset onto the local highway network. The CMP confirms that hoarding will be in place along Crabtree Lane.

The applicant should continue to liaise with MCCs Events and Network Management Team in relation to the impact on the adopted highway and any pedestrian management. The CMP suggests that deliveries will take place via Crabtree Lane.

The applicant should liaise with MCCs Events and Network Management Team.

It is noted that a banksman will be in place and a schedule of deliveries will be in place - this is acceptable to Highways. The CMP confirms that deliveries will be agreed in advance and a 'just in time' system will be in place. Delivery routes will be provided to contractors and suppliers and be agreed with MCCs Events and Network Management Team. Swept path analysis has been undertaken and demonstrates that a 16.5m articulated vehicle can access, manoeuvre and egress from the site and site access.

Noted that no construction vehicle movements will take place during the school pick-up and drop-off period - this is welcomed and acceptable to Highways.

Dust Management will be in place. Noise Management will be in place.

Waste Management will be in place.

The CMP notes that permission will be sought on way finder signs and speed restriction signs. 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. It is requested that a copy of the pre-construction dilapidation survey is shared with MCC. 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 HIGHWAYS COMMENTS 3RD SEPTEMBER 2025:

A Pre-Start Dilapidation Survey has been provided. The information is acceptable to Highways and is sufficient to allow them to recommend the discharge of the condition.

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 (CMP)

3) The plans and reports referenced below have been reviewed and are considered to be satisfactory.

- Construction Management Plan

- Swept Path Analysis Drawings: 16.5m HGV - drawing reference J32-7475-PS-003.

- 10 m rigid – drawing reference J32-7475-PS-004.

- Refuse vehicle - drawing reference J32-7475-PS-005

Received 14th August 2025

- Photographic schedule of condition (highways) report dated 29th August 2025 received 2nd September 2025.

On the basis that the development is carried out in accordance with the content of the plans and reports specified above condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

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