

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Zayn Saleemi
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67 Cheetham Hill Road
Manchester
M4 4ES

Agent (if used)

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Create It Studio Architects
3 Stevenson Square
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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (External materials), 7 (Construction management plan), 10 (Waste management proforma), 11 (Site management plan), 12 (Ground contamination report), 13-15 (Noise assessment), 16 (Air quality assessment), 17 (External Lighting), 18 (Cycle Store), 19 (Secure by design), 20 (Boundary treatment), 21 (Roller shutter), 22-23 (Travel Plan), 24 (Cycle shelter) and 25 (Biodiversity) attached to planning permission 141647/FO/2024

Location: 67 Cheetham Hill Road, Manchester, M4 4ES

Date of application: 30 June 2025

Application number: CDN/25/0615

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

C3 Mats

The discharge of conditions 3 (External materials) is approved subject to the development being implemented in accordance with the following materials and specifications as detailed in document referenced Materials schedule Ref: A1488-Z100-A-01 received by the City Council as local planning authority on 30 June 2025:

- i. Wienerberger facing brick: Staffordshire smooth blue solid K10165s facing bricks (H) 65 mm x (L) 215 mm x (W) 102.5 mm with sand colour mortar;
- ii. P77 Perforated aluminium security shutter with black colour treatment;
- iii. uPVC Cladding panel (to east elevation) with colour treatment Ref: 7021 Black Grey;
- iv. uPVC framed windows with black colour treatment;
- v. Aluminium framed shopfront with black colour treatment.

Notwithstanding the indicative details within document referenced Materials schedule Ref: A1488-Z100-A-01, the window and shopfront design shall accord with the details of drawings referenced Proposed Elevations Ref: A1488 (02) AP003 Rev P3.

C11 Site manage

The discharge of condition 11 (Site management plan) is approved subject to the development being implemented in accordance with the bin presentation measures detailed on drawing referenced: Waste Management Ref: A1488(02)AP006 Rev C1 received by the City Council as local planning authority on 30 June 2025. The approved arrangements shall remain in situ whilst the use or development is in operation.

C16 Air quality

The discharge of condition 16 (Air quality assessment) is refused as the submitted document referenced ACP 31800 Air Quality letter has not provided a future occupier impact assessment detailing arrangements for clean air intake and ventilation.

C17 Ex lighting

The discharge of condition 17 (External Lighting) is approved subject to the development being implemented in accordance with document referenced: Artificial lighting impact assessment Ref: 1rL10191 by Lewis Ellison Planning and Environmental Consultants dated 23 May 2025 received by the City Council on 30 June 2025.

The approved lighting shall only be installed in accordance with the approved scheme and maintained in situ unless any lighting installed as part of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority is harmful to adjoining and nearby residential properties. In such circumstances and within 14 days of its written request, a scheme for the elimination of glare and/or light spillage shall be submitted to and approved in writing by the Council as local planning authority. The approved scheme shall be implemented to a timescale agreed with the City Council as local planning authority and maintained in situ thereafter.

C18 Cycle store

The discharge of condition 18 (Cycle Store) is approved on the basis that the development is implemented in accordance the arrangement for the provision of a four space cycle shelter as detailed on drawing reference Bike Store Ref: A1488 (02)AP007 Rev C1 and sited in the position shown on drawing Ref: A1488 (02)AP001 Rev P2. The implemented cycle storage shall provide two cycle spaces for the Class C3 and Class E uses respectively and be maintained in situ thereafter.

C20 Boundary

The discharge of condition 20 (Boundary treatment) is approved subject to the development being implemented in accordance with the drawing received by the City Council as local planning authority on 16 September 2025 and referenced Boundary Treatment Plan Ref: A1488(02)AP008 Rev C. The implemented fencing and gates and shall be maintained in situ thereafter with a black colour treatment.

C21 Roller shutters

The discharge of condition 21 (Roller shutter) is approved subject to the development being implemented in accordance with drawing treatment) is approved subject to the development being implemented in accordance with the drawing received by the City Council as local planning authority on 30 June 2025 and referenced Proposed Roller Shutter Details Ref: A1488(02)AP004 Rev P1 and roller shutter specification and colour

treatment detailed in document referenced Materials schedule Ref: A1488-Z100-A-01. The implemented works shall be maintained in situ thereafter.

C24 Cycle shelter

The discharge of condition 24 (Cycle shelter) is approved on the basis that the development is implemented in accordance the arrangement for the provision of a four space cycle shelter as detailed on drawing reference Bike Store Ref: A1488 (02)AP007 Rev C2 and sited in the position shown on approved drawing Ref: A1488 (02)AP001 Rev P2. The implemented cycle storage shall provide two cycle spaces for the Class C3 and Class E uses respectively and be maintained in situ thereafter.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

C7 CMP

The discharge of condition 7 (Construction management plan) is refused as the submitted plan has failed to satisfactorily demonstrate:

- i. An appropriate swept path analysis for delivery vehicles accessing and egressing the development site;
- iii. Arrangements for air quality mitigation as detailed in submitted document referenced: ACP - Air Quality Assessment Ref: 31800 Rev A (Final) dated May 2025;
- iv. Satisfactory contractors contact details during construction.

C10 Waste

The discharge of condition 10 (Waste management) is refused as satisfactory details relating to bin capacities for the respective Class E and Class C3 uses have not been provided.

C12 Groun Cond

The discharge of condition 12 (Ground contamination report) is refused as the Phase I (ground condition) report has not provided sufficient detail relating to required future site investigations, including gas monitoring and assessment.

C13 Noise Class E

The discharge of condition 13 (Noise attenuation Class E unit) is refused as insufficient information has been submitted relating to arrangements for ventilation, glazing specification and noise outbreak from the Class E (a, b and c).

C14 Noise C3

The discharge of condition 14 (Noise attenuation Class C3 apartments) is refused as insufficient information is contained within the submitted document (referenced Noise Assessment Report - Land adj. 67 Cheetham Hil Road Manchester by Noise Air Ref: P8470-R1-V1 version 1 dated 1 May 2025) relating to arrangements for ventilation and glazing specification.

C15 Noise assessment

The discharge of condition 15 (Noise assessment) is refused as the submitted noise assessment (referenced Noise Assessment Report - Land adj. 67 Cheetham Hil Road Manchester by Noise Air Ref: P8470-R1-V1 version 1 dated 1 May 2025) has not been

related to the specific plant and equipment to be installed as part of development. The requirements for noise attenuation cannot therefore be determined.

C19 SBD

The discharge of condition 19 (Secure by Design) is refused as the submitted GM Police Design for Security letter references another site and the submission does not reference security and crime reduction measures that are specifically related to the development proposal. The submission has therefore failed to demonstrate that the development will be related to appropriate security and crime reduction measures.

C22 TP C3

The discharge of condition (Travel Plan - Class C3) is refused as the submitted document referenced: Residential and Staff Travel Plan Statement Ref: 784-B072972 Revision 01 by Tetra Tech dated April 2025 does not satisfactorily demonstrate the arrangements for the monitoring and review of travel patterns.

C23 TP Class E

The discharge of condition (Travel Plan - Class E) is refused as the submitted document referenced: Residential and Staff Travel Plan Statement Ref: 784-B072972 Revision 01 by Tetra Tech dated April 2025 does not satisfactorily demonstrate the arrangements for the monitoring and review of travel patterns.

Condition 25 biodiversity

The discharge of condition 25 (Biodiversity) is refused as the submitted Ecological Enhancement Plan by Pro Hort Ref: Q144395 and dated March 2025 does not confirm the details of bio-diversity enhancement measures to be implemented as part of the development.

Date: 22 September 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.