

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0584

Date registered valid: 20 June 2025

Proposal: Discharge of Conditions 10 (cycle storage for residential), 11a (travel plan for residential), 14a (Electric Vehicle Charging for residential) and 34 /36 (landscape management for apartments and houses) attached to planning permission 138788/FO/2023

Address: Land At 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: Split decision

Date of recommendation: 5th August 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 7 July 2025 Expired: 28 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

Description of development

Consultations & Notification Responses

Highway Services – 23.07.2025

CONDITION 10 – CYCLE PARKING

Highways request secure and sheltered cycle parking provision for each residential dwelling (with minimum provision for 1no. bicycle). As such, the proposed cycle anchors are not considered acceptable. Highways recommend that Condition 10 is not yet discharged.

CONDITION 11 – TRAVEL PLAN

The submitted Travel plan is considered acceptable by Highways. Highways request that Condition 11(a) only can be discharged.

CONDITION 14 – RESIDENTIAL EV

The submitted EV charging specifications are considered acceptable by Highways. Highways request that Condition 14(a) only can be discharged.

Environmental Health -Part a of Condition 14 requires approval of the finalised specifications of the electric charging points shown on Proposed Site plan ref: KH007 A-100 rev. P14. They can confirm that the submitted Data Sheet satisfies part a of the condition.

Part b of the condition states that "*Prior to occupation of any dwelling the electric charging point for that dwelling shall be implemented...*" It may be preferable to obtain confirmation that EVC points have been installed at all dwellings in due course.

Aboricultural officer – Have viewed the proposed landscaping plan and confirms they would have no objections to the proposed species selection and locations.

GMEU - Condition 34a Landscape Management scheme for Houses & Condition 36a Landscape Management scheme for areas around substation and pumping Station

The applicant has submitted one Management scheme to cover both conditions. From an ecological perspective they have no issues with this approach given both the sub-station and pumping station only make up a very small percentage of the site and there are no ecological reason to separate out the landscape proposals. From a landscape perspective, if the intention was to screen these buildings, then they would note that it is difficult to determine what if any different measures are proposed around these buildings.

The scheme has been presented as a habitat management and monitoring plan (HMMP), they accept however that the development was not subject to mandatory biodiversity net gain and neither condition requires an HMMP or 30 years management and maintenance, only requiring according to the wording a landscaping scheme with a 5-year defects period. They also note that the measures for wildlife have already been approved under condition 32 and that the planting plans form part of the approved plans under condition 2.

The HMMP provided by Tyler Grange covers the proposed tree planting, wildflower grassland creation, SUDs feature and ornamental planting as well as the management of the retained trees. This appears to cover all the relevant habitats in the landscape plan.

They have no issues with the methodologies to create the proposed habitats. They further advise they have no issues with management and maintenance over the five-year establishment period or the management and monitoring from year 5 to year 30.

They advise they therefore have no objection from an ecological perspective to the discharge of the prior to parts of conditions 34a and 36a

Electricity North West – No comments received.

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. 10 (cycle storage for residential)

10) The details on the foldable cycle storage specification sheet received 1st August 2025 and in the email from Kellen Homes dated 4th August 2025 in which they confirm the provision of an adult fold up bicycle for each of the dwellinghouses prior to occupation, and that Kellen will evidence this to Manchester City Council has been reviewed. On the basis that these arrangements are implemented in accordance with the approved details, and all the agreed works are completed prior to the dwellinghouses being brought into use and are retained thereafter, condition no.10 has been satisfied in relation to the dwellinghouse element of the development. However, as condition no.10 is related to all residential development at the site, which includes apartments, condition no.10 cannot be formally discharged until details related to a travel plan for the apartment development is provided for consideration.

Condition no. 11a (travel plan for residential)

11a)The Travel Plan Framework Doc Ref: CBO-0767-006 Issue 5 - Final dated 29.11.2023 has been reviewed and is considered to be satisfactory in relation to the proposed dwellinghouses. On the basis that the measures within the framework are implemented you have satisfied condition no.11a in relation to the dwellinghouses. However, as condition no.11a is related to all residential development at the site, which includes apartments, condition no.11a cannot be formally discharged until details related to a travel plan for the apartment development is provided for consideration.

Condition no. 14a (Electric Vehicle Charging for residential)

14a) The Electric Vehicle Charging unit details on the 7.4kW Universal Data Sheet ref: BR-AC7000-01 have been reviewed and are considered to be acceptable. On the basis that the

details on the 7.4kW Universal Data Sheet ref: BR-AC7000-01 are implemented in accordance with the locations on Proposed Site plan ref: KH007 A-100 rev. P14 prior to the first occupation of the dwellings hereby approved, condition no.14a is discharged.

Condition no. 34 (landscape management for houses)

34a) The measures in the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024 has been examined and is considered to be acceptable. On the basis that the development is implemented in accordance with the details within the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024, condition no.34a is discharged.

Condition no. 36a (landscape management for substation)

36a) The measures in the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024 has been examined and is considered to be satisfactory. On the basis that the development is implemented in accordance with the details within the Habitat Management and Maintenance Plan ref: 15860_R02_JD dated 1st May 2024, condition no.36a is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Electricity Northwest

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