

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0388

Date registered valid: 23 April 2025

Proposal: Discharge of Conditions 3 (surface water drainage), 5 (construction management plan) and 7a (electric vehicle) attached to planning permission 134986/FO/2022

Address: Reliance Street Household Waste Recovery Centre (HWRC), Reliance Street, Manchester, M40 3EZ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mrs Helen Kelly, Suez Recycling and Recovery UK Ltd

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 10 July 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 2 May 2025 Expired: 24 May 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 – Advise that have already discharged EV condition and are awaiting confirmation of MCC construction hours.

Highway Services - 22.05.2025

In regard to Condition 5 (CMP) a Construction Management Plan has been submitted.

Work will commence during the summer of 2025 and aim to be completed by summer 2026.

The CMP has provided details on the routing of construction traffic. Access to the site will be via Reliance Street.

The CMP confirms that all drivers will be informed in advance of the site access and egress routes, speed limits and parking locations ahead of arrival on-site. Loading and unloading areas will be within the red line boundary of the site.

Dust Management and Mud Management will be in place.

Contractor parking is in place within the Contractor Welfare area.

It is requested that the following details are provided:

- o Detail the vehicular activity associated with the construction including appropriate swept path assessment.
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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.

The information is currently insufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 7a (electric vehicle) Drawing '216352-CCL-XX-00-DR-C-4009 T02' provides details on the EV charging spaces. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

Further comments 16.06.2025

As requested, a dilapidation survey has been provided. This is welcomed and acceptable to Highways.

As requested, swept path analysis has been provided to demonstrate that an articulated vehicle can access, manoeuvre and egress from the site. This is acceptable to Highways.

The information is now sufficient to allow them to recommend the discharge of the condition from a Highways perspective

LLFA -04.06.2025

Further information is required before condition no.3 can be discharged.

Further comments 09.07.2025 following additional information

They recommend the discharge of Condition 3.

United Utilities - has no objection to condition 3 being 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 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 (surface water drainage)

3) The content of the Flood Risk Assessment and Drainage Strategy ref: 216352 dated 07 March 2025, as updated by the GMCA response to LLFA comments and drainage Details Sheet 1 plan ref: 7801/Z received 10th June 2025 have been reviewed. On the basis that the details and measures in the plan and documentation referenced above are implemented, condition no.3 is discharged.

Condition no.5 (construction management plan)

5) The Site Construction Management Plan dated March 2025 section 2 references construction activities would be undertaken during the working hours specified in the planning application. It is noted that construction hours were restricted to 7.30am to 6:00pm on Monday to Friday, 8.30am to 2.00pm on Saturday, with no work at any other time including Sundays and Public Holidays in condition no.14.

The Site Construction Management Plan dated March 2025 has been reviewed together with the details on the Construction Traffic Management plan ref: GMCA_L1_011_003 rev.0 received 23rd April 2025; Construction Traffic Management Plan Swept Path Analysis plan ref: 216352-CCL-XX-00-DR-C-5000 rev.P01 and contents of the Reliance Street Highway dilapidation survey received 10th June 2025.

On the basis that the details and measures in the plans and documentation referenced above are implemented, condition no.5 is discharged.

Condition no. 7a (electric vehicle charging)

7a) The content of the Electric charging point specification (Rolec EV Charging) ref: EVQROCM-01-V02-R0 dated December 2020 has been reviewed in conjunction with the locations shown on Site Electric Charge points plan ref: 216352-CCL-XX-00-DR-C-404009 rev. T02. On the basis that the development is implemented in accordance with the Electric charging

point specification (Rolec EV Charging) ref: EVQROCM-01-V02-R0 dated December 2020 and locations shown on Site Electric Charge points plan ref: 216352-CCL-XX-00-DR-C-4009 rev.T02, condition no.7a is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

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
Historic Landfill Site 50m Buffer -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA