

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0257

Date registered valid: 19 March 2025

Proposal: Discharge of Conditions 3 (materials), 4 (construction management), 5 (highways works), 6 (waste management), 8 (flood risk), 10 (acoustic), 11 (electric charging), 14 (cycle parking), 15 (biodiversity), 19 (secure by design) attached to planning permission 139774/JO/2024

Address: Land At The Junction Of Varey Street And Cross Lane, Manchester

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Jon Scurr R&M Property Group

Agent (if any): Mr Manuel Atkinson Bernard Taylor Partnership

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 May 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: Not required

Standard consultations:

Printed: 1 April 2025

Expired: 24 April 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

Consultations & Notification Responses

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 3) Condition 3 materials previously approved under reference-CDN/24/0358
- 4) Condition 4- Construction Management previously approved under reference CDN/24/0737
- 5) Condition 5 Highways-Previously approved under reference CDN/24/0737
- 6) Condition 6 Waste Management- Previously approved under reference CDN/24/0358
- 8) Condition 8 Drainage- Previously approved under reference CDN/24/0737
- 10) Condition 10 Noise Impact Assessment- Previously approved under reference CDN/24/0358
- 11) Condition 11 - Electric Vehicle Charging-Previously approved under reference CDN/24/0358
- 14) The information submitted Shedstore specification for bike storage 6'5 x 2'10 Forest Double Door Overlap Wooden Bike Shed / Pressure Treated is sufficient to discharge condition 14 in full.
- 15) The information submitted in the Biodiversity Enhancement Plan ref 81-132-002 received 19th March 2025 is sufficient to discharge Condition 15
- 19) The information submitted for the discharge of part a of the Secure By Design condition (letter from GMP Secure By Design) is sufficient to discharge the pre-commencement part of the condition. The Verification report needs to be submitted once the measures have been implemented to fully discharge this condition.

Informatives

- 1) This should be undertaken through the Manchester City Council Highways Statutory Approvals team so that a process can be determined and taken forward. The following link provides access:
https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

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 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA