Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0407
Date registered valid:	29 April 2025
Proposal:	Discharge of conditions 6b (EV charging), 8b (acoustic insulation) and 21b (Sustainability) attached to planning permission referenced 141366/JO/2024
Address:	63 Upper Chorlton Road, Manchester, M16 7RQ
Ward(s):	Whalley Range Ward
Applicant:	Mr Julian Hoe J Greenwood Ltd
Agent (if any):	Mr Mark Harrison, TADW Ltd
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	30 June 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 13 May 2025 Expired: 4 June 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: Whalley Range Conservation Area 1992

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Highway Services –In regard to Condition 6b (EV Charging) plan 'Proposed Site Plan - 231332/11/RevP6' confirms the EV charging point and future ducting. Therefore, the information is sufficient to allow them to recommend the discharge of part b of the condition from a Highways perspective.

Environmental Health –
Conditions 6b (EV charging) - This can't be discharged, but condition 6a can. Condition 6B can only be discharged once the equipment has been installed and the covering letter states that the equipment is proposed, not installed.

Condition 8b (acoustic insulation) – They need to see the post completion verification report before this can be discharged, even though the covering letter says they are in compliance with the MCC noise criteria.

Condition 21b (ES) - No comments

Further comments 06.06.2025

The EV condition can be discharged.

The noise condition cannot be discharged yet. This noise report demonstrates that the internal sound insulation properties of the structure are compliant with Document E. The applicant needs to demonstrate that the internal noise levels are in compliance with the MCC noise criteria with regard to the ingress of external noise e.g. road traffic, noise from nearby businesses.

MCC guidance requires that the below levels are met:-
Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Further comments 27.06.2025
Condition no.8b can be 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 polices 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.6b (EV charging)

6b) The content of the following documents have been reviewed, and are considered to be satisfactory .

- QUBEV data sheet
- Site plan showing location of the wall mounted EV charging point
- Email from planning agent dated 5th June 2025 with attached photograph showing the installed EV charging point
- Covering Note Relating to Application to Discharge Condition 6b – EV Charging Mitigation received 5th June 2025

On the basis that the electric vehicle charging point remains in situ whilst the use or development is in operation, condition no.6b is discharged.

Condition no.8b (Acoustic insulation)

8b) The content of the following document has been reviewed and is considered to be acceptable.
-Noise Validation Report ref: RSA467A/2024 version 1 dated 16th June 2025, received 17th June 2025.
Condition no.8b is discharged.

Condition no. 21b (Sustainability)- Post construction review

21b) The content of the following documents have been reviewed, and are considered to be satisfactory
-Covering Note Relating to Application to Discharge Condition 21b – Environmental Standards Post Construction Review
- the Energy Reports for each flat (Flats 1 – 12), confirming that all the flats achieve Energy Efficiency Ratings of B

Condition no.21b 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
Conservation Area - Whalley Range Conservation Area 1992
Hazard - Major Accident Hazard Pipeline - Upper Chorlton Road
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA