

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0241

Date registered valid: 13 March 2025

Proposal: Discharge of Conditions 3 (construction management), 4 (materials), 6 (drainage), 24 (gap retention to rail line), 25 (piling) 26 (grounds works within 10m of rail line) and 27 (vehicle safety barriers) attached to planning permission 135680/FO/2022

Address: Land Off Ambrose Street , Manchester, M12 5DD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Storage World

Agent (if any): Mr Alex Snow P4 Planning Limited

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

Recommendation: Split decision

Date of recommendation: **30th May 2025**

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 16 April 2025 Expired: 10 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

Agent email received 30th April 2025 confirming their wish to with condition no.23 – BNG from consideration.

Consultations & Notification Responses

Highway Services - In regard to Condition 3 (Construction Management) a CEMP has been submitted.

The CMP confirms that the existing car park will be used to receive all deliveries and allow vehicles to turn. This arrangement is acceptable to Highways.

A Banksman will be in place to escort deliveries all deliveries. All deliveries will be pre-booked and managed by the site manager and planned with the site team.

Road sweepers will be used to ensure the roads outside of the development boundary are kept clean.

Car parking will be located within the boundary of the site.

The CMP states that as work increases on-site further parking could be required on nearby streets. MCCs Events & Network Management Team would have concerns with increased on-street parking in this location.

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.

Visibility splays and swept path analysis have been undertaken by Axis for when the building is fully operational but can also be used to indicate site traffic during construction.

A dilapidation survey, including photographs and commentary, on the condition of carriageway/footways of construction vehicle routes surrounding the site should be provided.

Waste management will be in place.

Dust management will be in place.

The information is currently sufficient to allow them to recommend the discharge of condition no.3 from a Highways perspective.

In regard to Condition 27 (Vehicle Safety Barriers) a RAMS - Vehicle Movement Adjacent to Railway has been submitted and provides details on vehicle safety protection measures along the boundary with the railway. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

Environmental Health - Condition no.3 can be discharged.

Network Rail – 01.04.2025 - Network Rail town planning has forwarded the documents to the NR asset protection team for comment – their response will be forwarded to you once received.

Further comments from the Asset Protection Team 13.05.2025

Advise that condition nos:24 (gap retention to rail line), 25 (Piling) 26 (grounds works within 10m of rail line) and 27 (vehicle safety barriers) can be suitably managed through the existing Basic Asset Protection Agreement on the proviso there is no change to the application.

Further comments from the Asset Protection Team 21.05.2025

The scheme associated with the conditions referenced below is currently being managed through a Basic Asset Protection Agreement.

Based on the information/drawings/plans submitted as part of the planning application, it is feasible for the conditions 25, 26, 27 to be discharged and the works managed through the BAPA.

Condition 24 has an associated property interface which requires a consent letter from our property team. The property team is aware of the requirement for this to be sent out.

From a construction aspect, the activities submitted in relation to condition 24, can be suitably managed through the BAPA.

Therefore, providing the consent letter is sent out, discharging the conditions is feasible.

United Utilities – 01.05.2025 – Have advised that following their review of the submitted documents, Drawing 11325 - 025, Rev T6 - Dated 06.03.25, they recommend that condition 6 is not discharged. This is because they would like to see evidence that the culverted watercourse cannot be cleaned by the client or evidence be provided that the 3rd party landowner will not clean/allow the clean of the culverted watercourse. This needs fully exploring prior to any discharge to the combined sewer.

The applicant can discuss their drainage proposals with our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 4.0 'CONTACTS'.

They further advise when considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Appendix, Section 2.0 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

Furthermore, United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with their 'Standard Conditions for Works Adjacent to Pipelines' which can be found on their website: Working near our pipes - United Utilities. Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

LLFA – 15.05.2025 – Advised that the following information is required:

- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

Further comments 28.05.2025

The parent app (135680/FO/2022) the applicant proposed to discharge to the culverted Clayton Brook watercourse via an existing manhole. Under CDN/25/0241, the applicant stated that this connection was not feasible, as the silt level and water levels of the culverted watercourse vs the drainage on site would result in surcharging. They proposed to discharge to the combined sewer to the south-west of the site on Ambrose St and provided a new drainage layout.

However, the applicant has now submitted an application for Land Drainage Consent to the LLFA with a different drainage layout, to create a new connection to the culverted watercourse slightly downstream of the existing manhole, via a saddle connection.

They will need to assess the feasibility of the connection to the culverted watercourse at this downstream point to ensure the same issue with levels does not occur. If this is shown to be viable, then they will need to meet the LLFA requirements for connection (i.e. meet their requirements for land drainage consent, restriction of flows to greenfield rate etc). If the proposed culverted watercourse connection is proven to be unfeasible, then they could move down the drainage hierarchy and look to discharge to public sewer instead (subject to UU approval).

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: Split decision

Article 35 Declaration

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

Condition no. 3 (construction management)

3) The content of the Construction Environmental Management Plan rev.2 dated October 2024 has been reviewed and is considered to be satisfactory. On the basis that the development is implemented in accordance with the Construction Environmental Management Plan rev.2 dated October 2024 condition no.3 is discharged.

Condition no. 4 (materials)

4) The materials shown on the MH 1314 Proposed External Building Materials rev. F received 30th May 2025 has been reviewed, and is considered to be acceptable. On the basis that the

development is implemented in accordance with the materials shown on the MH 1314 Proposed External Building Materials rev. F, condition no.4 is discharged.

Conditions 6 (drainage)

6)The content of the Flood Risk Assessment and Outline Drainage Strategy ref. 11325 rev. 4 dated 06 March 2025 and Response to Planning Condition 6 LLFA Comments Letter ref: CH/11325 dated 06 March 2025 have been reviewed, but insufficient information has been submitted to enable condition no.6 to be discharged.

It is understood an application has been submitted for Land Drainage Consent to the Local Lead Flood Authority (LLFA) with a different drainage layout to that forming this discharge of condition application, to create a new connection to the culverted watercourse slightly downstream of the existing manhole, via a saddle connection, and that the LLFA need to assess the feasibility of the connection to the culverted watercourse at this downstream point to ensure the same issue with levels does not occur.

Conditions 24 (Gap retention to rail line),

24)The content of the Party Wall Layout and Sections plan ref. 11325-052-T4 and Party Wall Layout and Sections to Ex. Bldgs plan ref. 11325-053- P1 have been reviewed. On the basis of the plans referenced above condition no.24 is discharged.

Condition no.25 (Piling)

25)The statement in the letter dated 12th March 2025 from the planning agent in which it is stated that the contractor GK Construction has confirmed that no vibro-impact work will take place as part of this development has been noted. On this basis no further action is required in respect of condition no.25.

Conditions 26 (grounds works within 10m of rail line)

26)The content of the Party Wall Layout and Sections plan ref. 11325-052-T4 has been reviewed. On the basis of the plan referenced above condition no.26 is discharged.

Conditions 27 (vehicle safety barriers)

27) The content of the Storage World - Rail Protection Plans – Phase 1 -Demolition, RAMS - Vehicle movements adjacent to Railway document ref: 1154 dated 13th February 2025 and Proposed External Works (ref. MH1314-11 rev. D). have been reviewed. On the basis the development is implemented in accordance with the plans referenced above condition no.27 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
Network Rail
MCC Flood Risk Management
United Utilities Water PLC

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA