

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0107

Date registered valid: 6 February 2025

Proposal: Discharge of conditions 6 (Travel Plan), 7 (cycle storage) and 8 (waste management) attached to planning permission referenced 138709/FO/2023

Address: Units 1, 3 & 4, 1121 Ashton Old Road, Manchester, M11 1AA

Ward(s): Clayton & Openshaw Ward

Applicant: Islam Zahid, UK Management College Ltd

Agent (if any): Mr James, M 4D Planning

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 29 April 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 12 February 2025 Expired: 5 March 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: No

Tree Preservation Order: No

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: Approved and Refused

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

6) The following information has been submitted for approval in respect of this planning condition:

Travel Plan Revision 3, dated March 2025 and, stamped as received by the City Council, as Local Planning Authority on 19 March 2025.

The information is considered to be acceptable and the pre-commencement element, of condition 6, is now formally discharged.

Within six months of the date of this permission, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

7) The following information has been submitted for approval in respect of this planning condition:

Broxap Cycle Shelters Specification sheet, stamped as received by the City Council, as Local Planning Authority on 6 February 2025.

Drawings numbered 4D02 and 4D07 rev A, stamped as received by the City Council, as Local Planning Authority on 19 March 2025.

The above information has been considered and is insufficient to discharge this planning condition. Condition 7 is therefore not formally discharged.

8) The following information has been submitted for approval in respect of this planning condition:

Drawings numbered 4D01 and 4D02 and the NBB Bin Store specifications document, all stamped as received by the City Council, as Local Planning Authority on 6 February 2025.

The information is considered to be acceptable and condition 8 is now formally discharged, subject to the details of the approved scheme being implemented as part of the development and remaining in situ whilst the use or development is in operation.

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
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA