

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0234

Date registered valid: 12 March 2025

Proposal: Discharge of conditions 3 (materials), 20 (glazing) and 28 (shopfronts) attached to planning permission referenced 133792/JO/2022.

Address: Land at Stockport Road, Swallow Street, Siddall Street and Pennington Street, Manchester,

Ward(s): Longsight Ward

Applicant: Views Ltd

Agent (if any): Mr Julian Austin, Paul Butler Associates

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 May 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 20 March 2025 Expired: 10 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: No

Tree Preservation Order: No

Consultations & Notification Responses

Greater Manchester Police Design for Security – Have no comments in relation to the discharge of the specified conditions.

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

N/A

Condition(s) to be attached to decision for approval

3) Discharge of condition 3 (materials) is approved subject to the implementation of the development in accordance with the following materials and specifications (as referenced in document A655_786 Stockport Road Manchester – External materials list – Planning by Ollier Smurthwaite Architects dated 4 March 2025:

- i. External brickwork - Clayburn Civic Reverse with natural mortar and a bucket handle joint.
- ii. Precast stone window / door head and coping – Reinforced cast stone chamfered lintels.
- iii. Window cill – Polyester powder coated aluminium cill to match window frame colour (Grey White RAL 9002).
- iv. Tile to apartment entrance - Ecoceramic tile in Harlequin Green.
- v. Pitched roof – Swisspearl (Cembrit) Jutland blue / black fibre cement tile (accompanied with BBA certificate detailing specification and durability).
- vi. Rainwater goods – Brett Martin cast iron effect rainwater system.
- vii. Apartment windows - Ideal Combi Futura+ windows with grey white (RAL 9002) finish. Windows identified as being obscurely glazed and presented to Pennington Street Sahl incorporate Satinato design glass and specification of level 5 on the Pilkington Glass Scale or equivalent.
- viii. External front doors to apartments – Ideal Combi FrameIC composite doors.
- ix. Rooflights – Velux GGL centre-pivot rooflight.
- x. Commercial windows and doors – As detailed in document referenced Vision 7 – Thermal commercial door and framing system with a grey powder coated finish attached to Paul Butler Associates email of 23 April 2025.
- xi. Vehicular paving – 197 mm x 173 mm x 50 mm Tobermore Tegula Triobloc paving with a charcoal finish in stretcher bond with colour matched sand joints.
- xii. Pedestrian paving – 450 mm x 450 mm x 35 mm Tobermore Textured flag block paving with natural finish in stretcher bond with colour matched sand joints.

xiii. Car park and pedestrian pavement – Black dense bitumen macadam.

xiv. Metal railings – Vertical 20 mm bar railings to match the detail shown on the approved details.

The implemented materials shall be maintained in situ thereafter.

20) Discharge of condition 20 (glazing) is approved subject to the implementation of the development in accordance with the detail of drawing referenced Obscure glazing Ref: A656_T_2101 and the accompanying confirmation that the authorised glazing would achieve an obscure glazing specification of level 5 of the Pilkington Glass Scale or alternative equivalent (as indicated in document referenced A655_786 Stockport Road Manchester – External materials list – Planning by Ollier Smurthwaite Architects dated 4 March 2025 and confirmed in Paul Butler Associates email dated 23 April 2025). The implemented obscured glazing shall be installed before occupation of the development and maintained in situ thereafter.

28) Discharge of condition 28 (shopfronts) is approved subject to the implementation of the development in accordance with the details shown on drawings referenced Shopfront Detail 1 Ref: A656_T_2100. The shopfronts shall be installed before occupation of the development and maintained in situ thereafter.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA