

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/26/0101

Date registered valid: 2 February 2026

Proposal: Discharge of Conditions 3 (Construction Management Plan), 7a (Local Labour Proposal), 8 (Surface Water Drainage), 10b (Contaminated Land), 12 (Delivery and Service Management Plan), 21a (Waste Management) and 29 (Habitat Management and Maintenance Plan) from Planning Permission 140060/FO/2024.

Address: Renshaw House, Hyde Grove, Manchester, M13 9LQ

Ward(s): Ardwick Ward

Applicant: BDP Construction Ltd

Agent (if any): Harry Russell Lichfields

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

Recommendation: Split decision

Date of recommendation: 15 April 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 6 February 2026 Expired: 27 February 2026

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

Consultations & Notification Responses

Highways Services – 16.02.2026

Condition 3 (CONSTRUCTION MANAGEMENT PLAN):

- o A CMP has been submitted, covering both demolition and construction phase.
- o Measures will be in place for: dust & mud; noise & vibration control; and emergency contact number.
- o It is noted that vehicular access to the site is to be from Hyde Grove. There will be no entrance on Plymouth Grove.
- o Construction routing will be the following:
 - Construction vehicles will approach the site via the A34 Upper Brook Street and access the site from Hyde Grove.
 - Vehicles will exit the site via Hyde Grove and return to the A34.
- o Banksman will be present to supervise all HGV movements.

o It is anticipated that vehicle movement for the demolition and construction phase will be the following:-

-6 to 10 HGV movement per day (demolition phase);

-4 to 12 HGV movement per day (construction phase)

*Updated swept path assessments should be provided demonstrating that the largest anticipated construction vehicle can enter and leave the site in forward gear. This should include the vehicle profile.

o Communication must be maintained with surrounding residents and properties regarding the proposed works.

o *It is assumed that utility connections are already existing and that there is no need for any new connections - Confirmation is required.

o No contractor/construction staff parking will be permitted on Hyde Grove and surrounding residential streets. Public transport and off-site parking arrangement will be encouraged.

o A Logistic Plan demonstrates that the following will be located within the site boundary: welfare/office facility, material/plant storage and waste storage area.

o *It is noted that all loading and unloading will take place within the site boundary - This should be shown on an updated logistic plan.

o All HGV movements will be pre-booked and managed by the site team. Deliveries will be scheduled to avoid peak traffic times.

o *Further information is required on how the proposed works (demolition and construction) will affect vehicular and pedestrian movement.

o *It is noted a Traffic Management Plan is to be developed. It is requested that a Traffic Management Plan is provided in principle for review for both construction and demolition work.

o *It is requested that a full Pedestrian Management Plan is provided prior to any work taking place for both construction and demolition work.

o *It is understood that 2.0m hoarding will be in place surrounding the site perimeter. It is unclear whether the hoarding will impact the surrounding highway - Further information is required on this including a dimensioned plan demonstrating the hoarding location.

o Dilapidation Survey (29th January 2026) has been undertaken of the surrounding highway and footway condition prior to construction - Acceptable in principle from a highway's perspective.

o A post-completion survey will be undertaken. Any damage attributed to demolition or construction vehicle will be repaired at no cost to MCC.

o The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk o The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

CONDITION 12 (DELIVERY AND SERVICE MANAGEMENT PLAN):

o A Delivery & Servicing Management Strategy has been developed.

o *Further information is required on food deliveries associated with the site. This should include:

- Designated delivery drop-off points

- Provision of clear signage in common areas to guide delivery drivers to the drop-off

CONDITION 21a (WASTE MANAGEMENT):

o *Clarification is sought on the route that the waste vehicle will take to service the site.

o *An updated dimensioned plan should be provided demonstrating the refuse collection point.

Further comments 09.04.2026

Highway Comments:

CONDITION 12 (DELIVERY AND SERVICE MANAGEMENT PLAN):

- Further information has been provided regarding designated delivery drop-off points and provision of clear signage.
- It can be recommended that condition 12 is discharged from a highway perspective.

CONDITION 21a (Waste Management):

- Further information has been provided regarding refuse collection route.
- It can be recommended that condition 21a is discharged from a highway perspective.

Further comments 16.04.2026

CONDITION 3 (CMP):

- All construction and demolition traffic will access the site via Hyde Grove.
- Vehicles are to approach the site from the A34 (Upper Brook Street) and access via Hyde Grove.
- Access point is to be gated and opens outwards but within the site boundary.
- A swept path assessment has been provided demonstrating a 13/18 tonne rigid vehicle accessing and egressing the site. This is acceptable in principle subject to banksman present.
- An updated logistic plan demonstrates that the following will be located within the site boundary: welfare/office facility, material/plant storage, waste storage area and loading/unloading area .
- Noted that public pedestrian routes along Hyde Grove and Plymouth Grove will remain open and unobstructed.
- The site is currently enclosed by existing 1.8m high perimeter fencing. This is to be retained during the construction period.
- No additional temporary hoarding is proposed.
- Foul and surface water will discharge to the existing public sewer network.
- A post-completion dilapidation survey will be required to be undertaken. Any damage attributed to demolition or construction vehicle will be repaired at no cost to MCC.
- It can be recommended that condition 3 is discharged on the basis that the developer continues to liaise with Highways Network Management and Licensing on any traffic management and licensing agreement.

GMEU -23.02.2026

Condition 29 – Habitat Management and Monitoring Plan (HMMP)

An HMMP is required for the habitat creation defined as significant by defra. For this development they include the species rich native hedge, mixed scrub, biodiverse green roof and urban trees. A management plan has been provided. They have not utilised the defra HMMP template, but given the minor nature of the habitat creation and enhancement the use of bespoke approach is acceptable.

However, the information provided is too brief and does not deal specifically with any of the significant habitats. The HMMP needs to provide information on each of the habitats noted above separately, including species proposals, baseline and proposed plans and which condition criteria are being targeted in order to achieve the target conditions outlined in the metric. Each habitat should also include management, maintenance and monitoring based on the target condition criteria. They therefore do not recommend discharge of condition 29 and recommend that the developer employ an ecologist, familiar with the production of an HMMP.

Statutory Biodiversity gain Condition

On a separate note, the original application occurred not long after BNG became mandatory and ourselves and the applicants were still learning. They have noted an error in the metric that was not spotted at the time. Lines of trees were included in the hedge metric. Lines of trees are not however an accepted habitat in urban locations ie are only usable in rural locations and should be counted as individual trees in an urban location. In this instance based on the arboriculturalist report all trees bar one are small and would be classed as poor condition. This will result in a failure to achieve 10% net gain on the site, whilst increasing net gain of linear units. To achieve 10% net gain they estimate an additional 6 small urban trees would require planting on the site, whilst in terms of hedge units, they could reduce the type of hedge proposed to a low value hedge habitat and shorten its length and still achieve 10% and remove the need for the hedge to be covered by the HMMP.

Note amendments to the metric do not have any implications with regards condition 29 other than potentially removing the need to include measures for a species rich hedge, and can be resolved at discharge of the statutory biodiversity gain condition stage.

Further comments 10.03.2026

Happy to take their word that the amendments on guidance changed after they had submitted the metric.

Environmental Health – 27.02.2026

Condition 3 can be discharged.

Condition 10b cannot yet be discharged. The gas monitoring results for the site are not included in the Phase II report, these will need to be submitted along with analysis of the results. Additional ground sampling, of the area beneath the existing structure, will need to be undertaken following demolition. A remediation strategy will need to be submitted when this additional monitoring/sampling has been undertaken.

Condition 21a cannot yet be discharged as the applicant will need to confirm the bin sizes to be provided at the development along with the location of the bin storage area and the waste collection point. The applicant will also need to confirm how residents will transfer waste to the main bins.

LLFA – 03.03.2026

Identified information which had not been provided for consideration, but was 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.

-Drawing 30094-BGL-XX-XX-DR-C-00250 P03 has been provided as a proposed drainage layout. All proposed manholes have been proposed with the same cover level of 41.705mAOD. The following is required:

- Please confirm the proposed attenuation tank volume on the drainage layout.
- Please confirm the proposed area (m2), storage volume and connectivity of permeable paving on the drainage layout.
- Please include the proposed area (m2), storage volume and connectivity of the proposed green roof(s).
- Clarify the proposed cover levels.

standard comment: The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that

the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.

-An existing and proposed impermeable areas drawing to accompany all discharge rate calculations is required .

-A 30% climate change allowance has been used instead of 45% for the 1 in 100 + Climate Change event. - Please update the hydraulic calculations to use a 45% climate change allowance for the 1 in 100 + CC event. - Include any storage provided by permeable paving and green roofs.

- Please provide site-specific construction details of the proposed flow control and all SuDS elements (permeable paving, tank, green roof).

- Please provide A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753)

United Utilities – 10.03.2026

United Utilities recommends that condition 8 is not discharged. This is because there is no robust evidence that the hierarchy has been followed, as such we need to see the evidence against the BRE365 testing. Further to this, there are no FFLs on the properties, as well as CL and IL shown clearly. It also requires the CL and IL of the manhole at which you are going to connect to.

-Additional drainage information forwarded to United Utilities on 06.04.2026.

Further comments 17.04.2026

United Utilities has no objection to condition 8 being discharged.

Work and Skills –request KPI-based information relating to the below before the local labour condition is discharged, including :

- Local labour outcomes for MCC residents
- Apprenticeships for MCC residents
- School and college engagement
- Employment support provision

This information will enable the team to monitor performance against agreed KPI targets.

They have forwarded the Local Labour Guidance document, along with their suggested KPI reporting sheet, which sets out their expectations and commitments in relation to local labour.

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 Plan)

3) The content of the Construction & Demolition Management Plan [CDMP] received on 2nd February 2026 has been reviewed in conjunction with the Construction Traffic Management Plan & Pedestrian Management Plan (addendum) received 27th March 2026.

The siting of the cabins on the site as shown on plan ref: AD(00) 001 received 24th March 2026, and resulting proximity between the cabins (double stacked in the case of the office/canteen accommodation) needs to be further explored to minimise the adverse impact to residential amenity and loss of light to the occupiers of the adjacent residential accommodation.

Furthermore, whilst it is acknowledged that the northern emergency egress from the adjacent building to the western boundary would not be blocked by the proposed cabins, the plans indicate that the area in proximity to that egress accommodating stored skips. Please can clarification in the form of a detailed be provided in regard to ensuring this egress would not be blocked.

On the basis of the matters raised above, condition no.3 is not discharged at this time.

Condition no. 7a (Local Labour Proposal)

7a) The content Local Labour, Employment & Skills Strategy has been reviewed, and it is considered that insufficient information has been submitted to enable condition no.7a to be discharged.

KPI-based information relating to:

- Local labour outcomes for MCC residents
- Apprenticeships for MCC residents
- School and college engagement
- Employment support provision

will need to be provided for review.

Condition no. 8 (Surface Water Drainage)

8)The content of the Surface Water Drainage Scheme received 2nd February 2026 has been reviewed in conjunction with the Waste Water Pre-development Enquiry correspondence from United Utilities to developer dated 24th March 2026, and information on the plans specified below.

- Proposed Detailed Design plan ref: JCC26_007_C_DR_100_C01
- Proposed Impermeable Areas plan ref: JCC26_007_C_DR_101_A
- Proposed External Levels plan ref: JCC26_007_C_DR_102_C01
- Proposed Drainage Details Sheet 1 of 2 ref: JCC26_007_C_DR_110_C01
- Proposed Drainage Details Sheet 2 of 2 Drain ref: JCC26_007_C_DR_111_C01
- Storm Flow calculation results ref: JCC_007
- Proposed Oil Separator and flow control details

Received 27th March 2026

On the basis that the development is implemented in accordance with the details in the documentation and plans referenced above condition no.8 is discharged.

Condition no. 10b (Contaminated Land)

10b) The content of the Phase 2 Site Investigation report received on 2nd February 2026 has been reviewed in conjunction with the Phase 2 Site investigation Report ref: NE-26-004/SI received 16th February 2026. It is considered that insufficient information has been submitted to enable the discharge of condition no. 10b, as the gas monitoring results for the site are not included in the Phase II report, and these will need to be submitted along with analysis of the results. Additional ground sampling, of the area beneath the existing structure, will also need to be undertaken following demolition, and a remediation strategy will need to be submitted when this additional monitoring/sampling has been undertaken.

On the basis of the above matters condition no.10b is not discharged at this time.

Condition no. 12 (Delivery and Service Management Plan)

12) The Delivery & Servicing Management Strategy received on 2nd February 2026 has been reviewed in conjunction with the Service Strategy Planning plan ref: AD (0)003; and Refuse Management Plan ref: AD (0)002 received 23rd March 2026, and Site Logistics Plan ref: AD (0)001 received 24th March 2026.

On the basis that the development operates in accordance with the agreed strategy, and details on the plans referenced above, condition no.12 is discharged.

Condition no. 21a (Waste Management)

21a) The content of the Refuse & Recycling Storage and Collection Strategy has been reviewed in conjunction with the Service Strategy Planning plan ref: AD(0)003; and Refuse Management Plan ref: AD (0)002 received 23rd March 2026; and the Site Logistics Plan ref: AD(0)001; received 24th March 2026. At the time the planning application was considered no waste capacity was provided for pulvable recycling and food waste.

Condition no.21a requires that a) Notwithstanding the information referenced in condition no.2, prior to above ground works, a scheme for the storage and disposal of refuse (including pulvable recyclables and food waste) for the development, shall be submitted to and approved in writing by the City Council as local planning authority.

The submitted strategy does not reference any provision for pulvable recyclables and food waste, and will need to make specific reference to the type and capacity of waste storage to be provided as part of the proposed development, together with the frequency of collection , and whether the waste would be collected by the Council or a private waste collection operative.

Condition no.21a is not discharged at this time.

Condition no. 29 (Habitat Management and Maintenance Plan)

29) The content of the Habitat and Landscape Management Plan has been reviewed. It is considered that insufficient information has been provided to enable condition no.29 to be discharged. The HMMP needs to provide information on each of the habitats separately, including species proposals, baseline and proposed plans and which condition criteria are being targeted in order to achieve the target conditions outlined in the metric. Each habitat should also include management, maintenance and monitoring based on the target condition criteria.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
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
Area Team Boundary - Name: NORTH AREA