MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/1099
Date registered valid:	17 November 2025
Proposal:	Discharge of Conditions 3 (Materials), 8 (Construction Management Plan), 14 (Noise), 17 (Drainage) and 23 (TV Reception) attached to planning permission 134738/FO/2022.
Address:	2 Swallow Street, Longsight, Manchester, M12 4GH
Ward(s):	Longsight Ward
Applicant:	Zeeshan Shahid Pinnacle Estates MCR Ltd
Agent (if any):	Philip Holmes PHA Architects Ltd
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Refused
Date of recommendation:	12 January 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 20 November 2025 Expired: 11 December 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 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: Refused

Article 35 Declaration

N/A

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

3) The discharge of condition 3 (materials) is refused as satisfactory details have not been provided in relation to:
i. Contrasting brickwork to soldier course lintels to new window openings, parapets and horizontal brick banding detail on the approved drawings relation to the south and east elevations.
ii. The specification of down water pipes and guttering.
iii. Appropriately designed railings and the omission of detailed specification of proposed gates.
iv. The replacement of previously approved Cwt Y Bugail County Grade Welsh Slated Roof tile in blue /grey (500 mm x 250 mm) with Marley Modern grey roof tiles.
v. The submission of a door design that accords with the detail of the approved proposed drawings.

The Council as local planning authority is minded to approve the following materials:
i. Brickwork - Weinberger Sandown Smooth Red (215 mm (L) x 102.5 mm (W) x 73 mm (H)) to be implemented in accordance with elevational details specified in the approved drawings.
ii. Window frames – Subject to the proposed colouration of anthracite grey (RAL 7016) being applied to window frames designed in accordance with the approved drawings.
v. Soffit and fascia - Their related formation in timber is acceptable subject to the incorporation of an anthracite grey (RAL 7016) colour treatment.

8) The discharge of condition 8 (Construction Management Plan) is refused, as the submitted swept path analysis does not demonstrate appropriate servicing of the site from Swallow Street and Siddall Street by the largest operating construction vehicles during the related phase of the development.

14) The discharge of condition 14 (Noise) is refused as at this stage the acoustic assessment has not been related to a proposed ventilation system for the residential units. The future requirements for noise attenuation have not therefore been satisfactorily demonstrated.

17) The discharge of condition 17 (Drainage) is refused as the planning permission has expired and the development cannot be implemented in accordance with the submitted document referenced: Surface Water Management Report Project No 1191 Dated August 2025 Rev A by Flo Consulting Engineers and received by the City Council as local planning authority on 17 November 2025.

23)The discharge of condition 23 (TV Reception) is refused as no information has been received relating to the analysis of the potential impact of the development on TV reception and any required mitigation works.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M