MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/26/0047
Date registered valid:	15 January 2026
Proposal:	Discharge of Conditions 8 (Secured by Design), 14a (Noise), 15 (Contaminated Land), 18 (Off site Highways), 19 (Boundary Treatment), 20 (Environmental Standards), 21 (Ecology), 23 (Access) attached to Planning Permission 141101/JO/2024.
Address:	7 Chapel Street, Levenshulme, M19 3QB
Ward(s):	Levenshulme Ward
Applicant:	Mr Keith Burke Burke Developments
Agent (if any):	Mr Ralph Taylor Paul Butler Associates
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve & Refuse
Date of recommendation:	7 April 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 21 January 2026 Expired: 11 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: No

Tree Preservation Order: No

Consultations & Notification Responses

Highway Services –The following comments have been received:

i. Condition 18 - Highways recommend discharge of Condition 18. This does not infer approval from a section 278(Highways Act) and/or traffic regulation order perspective.

ii. Condition 19 – Sought clarification regarding the detail of the boundary treatment adjacent to the highway would be visually permeable from 600mm upwards. [This has been addressed through the submitted revised drawing.]

Environmental Health – The refusal of condition 14A and 15B is refused for the following reasons:

Condition 14 A –

i. It has not been demonstrated that noise monitoring has not been undertaken at the nearest house (forming part of the development) that may be affected by noise from nearby commercial and industrial uses.
ii. Required details of an acoustic scheme have not been submitted as part of the discharge of Part A of condition 14.

iii. The submitted report contains details that need to be discharged in relation to Part B of condition 14 (and following the discharge of Part A).

Condition 15 B -

i. The proposed open mesh membrane would not achieve full compliance with the remediation strategy.
ii. Satisfactory details pf soil sampling and imported soil have not been provided.
iii. The submission has not included waste transfer notes for excavated material disposed of off-site.
iv. It has not been demonstrated that a satisfactory gas membrane has been applied to the site.

Greater Manchester Police Design for Security – No comments received.

Greater Manchester Ecology Unit – No comments received.

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: Approve & Refuse

Article 35 Declaration

N/A

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

8) The discharge of condition 8 (Secured by Design) is approved as the development has attained a Secured by Design Gold Award on 3 December 2025 Ref: 2023/0585/SBD/01.

14) The discharge of condition 14a (Noise) is refused as the submitted documents Ref: Acoustic Survey and Assessment by Martin Environmental Solutions dated January 2026 Ref: 3154-1, have not addressed the requirements of part A of condition for the following reasons:
i. It has not been demonstrated that noise monitoring has not been undertaken at the nearest house (forming part of the development) that may be affected by noise from nearby commercial and industrial uses.
ii. Required details of an acoustic scheme have not been submitted as part of the discharge of Part A of condition 14.
iii. The submitted report contains details that need to be discharged in relation to Part B of condition 14 (and following the discharge of Part A).

15) The discharge of condition 15B (Contaminated Land) is refused as the submitted document Ref: Contaminated Land Verification Report by Martin Environmental Solutions Report dated October 2025 Ref: 3052-2 and Ground Gas Verification Report by UKRS dated 27 January 2026 Ref: UKRS-01599-V1 have not addressed the requirements of part B of condition 15 for the following reasons:

i. The proposed open mesh membrane would not achieve full compliance with the remediation strategy.
ii. Satisfactory details pf soil sampling and imported soil have not been provided.
iii. The submission has not included waste transfer notes for excavated material disposed of off-site.
iv. It has not been demonstrated that a satisfactory gas membrane has been applied to the site.

18) The discharge of condition 18 (Off site Highways), is approved subject to the development being implemented in accordance with drawing referenced: Road Layout Ref: 00142/H10 and Road Construction Details Ref: 00142/H11 received on 15 January 2026. The approved details do not preclude any required works that may need to be undertaken as part of any required s.278 Highways Agreement.

19) The discharge of condition 19 (Boundary Treatment) is approved subject to the development being implemented in accordance with drawing referenced: Boundary Treatment Plan Ref: 24-0016-90-012 Rev P05 received on 10 March 2026 and details of Piranha Composite Slatted Fencing (to be installed between rear gardens) received on 13 February 2026. The implemented measures shall be maintained in situ thereafter.

20) The discharge of condition 20 (Environmental Standards) is approved subject to the development being implemented in accordance with document referenced Post Construction Stage (PCS) Energy Report Ref: AG-77942-PCS-Rev A dated 6 January 2026 by Anderson Goddard Ltd confirming that the development achieves the environmental performance and carbon reductions detailed in approved document Ref: Proposed residential development at 7 Chapel Street Levenshulme Manchester M19 3QB dated June 2023 by Award Energy Consultants.

21) The discharge of condition 21 (Ecology) is approved subject to the development being implemented in accordance with the details of bat and bird box installation as detailed on

drawings referenced Bird and Bat Boxes Ref: 24-0016-50-002 Rev 1. The implemented measures shall be maintained in situ thereafter.

23) The discharge of condition 23 (Access) is approved in accordance with the arrangements for inclusive access as detailed on drawing referenced: Door Threshold Details Ref: 23-0019030-203 Rev P01 and Paul Butler Associates email dated 9 March 2026 confirming that the threshold details accord with Building Regulations. The implemented measures shall be maintained in situ thereafter.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA