

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144031/JO/2025
Date registered valid: 6 October 2025
Proposal: Removal of Condition 26 (Subdivision of Units) attached to planning permission 131453/FO/2021.
Address: Land At Longstone Road, Manchester, M22 5LB
Ward(s): Woodhouse Park Ward

Applicant: Mr Jim Nicholson And Mark Rodgers PQ Ventures LLP
Agent (if any): Mr Chris Parks Calderpeel Architects
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 December 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Industry

Date of site visit: 20 October 2025

Standard consultations:

Printed: 16 October 2025 Expired: 6 November 2025

Neighbour notifications

Printed: 16 October 2025 Expired: 6 November 2025

Site notice

Posted: 20 October 2025 Expired: 10 November 2025

Press advert

Published: 21 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to a recently constructed commercial complex situated at the end of Longstone Road. The location of the site is shown below, albeit the image shows the site pre-construction. The units in question, Units 1 to 4, can be seen in the following photo.





To the north of the site there is a public house and associated hotel, while to the south and west there are further commercial/office uses. To the west, beyond a landscaped belt, there are a number of residential properties.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

As part of the planning permission granted in June 2022 (Ref: 131453/FO/2021) for the erection of the commercial units, the following condition was imposed within the decision notice:

26) The buildings unit as shown on approved drawings listed at Condition 2 shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and air quality pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

The applicant are now applying to remove the condition owing to difficulties in finding tenants to occupy the units.

Consultations & Notification Responses

Members of the Public/Local Businesses – No comments received.

Highway Services – Highway Services have confirmed that this change is not expected to result in an increase in parking or loading activity, as the approved parking provision and loading facilities will remain unchanged. Accordingly, Highway Services raise no objection to the proposal.

Manchester Airport Safeguarding Officer – No objections to the proposal.

Stockport Metropolitan Borough Council – No objections.

Policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

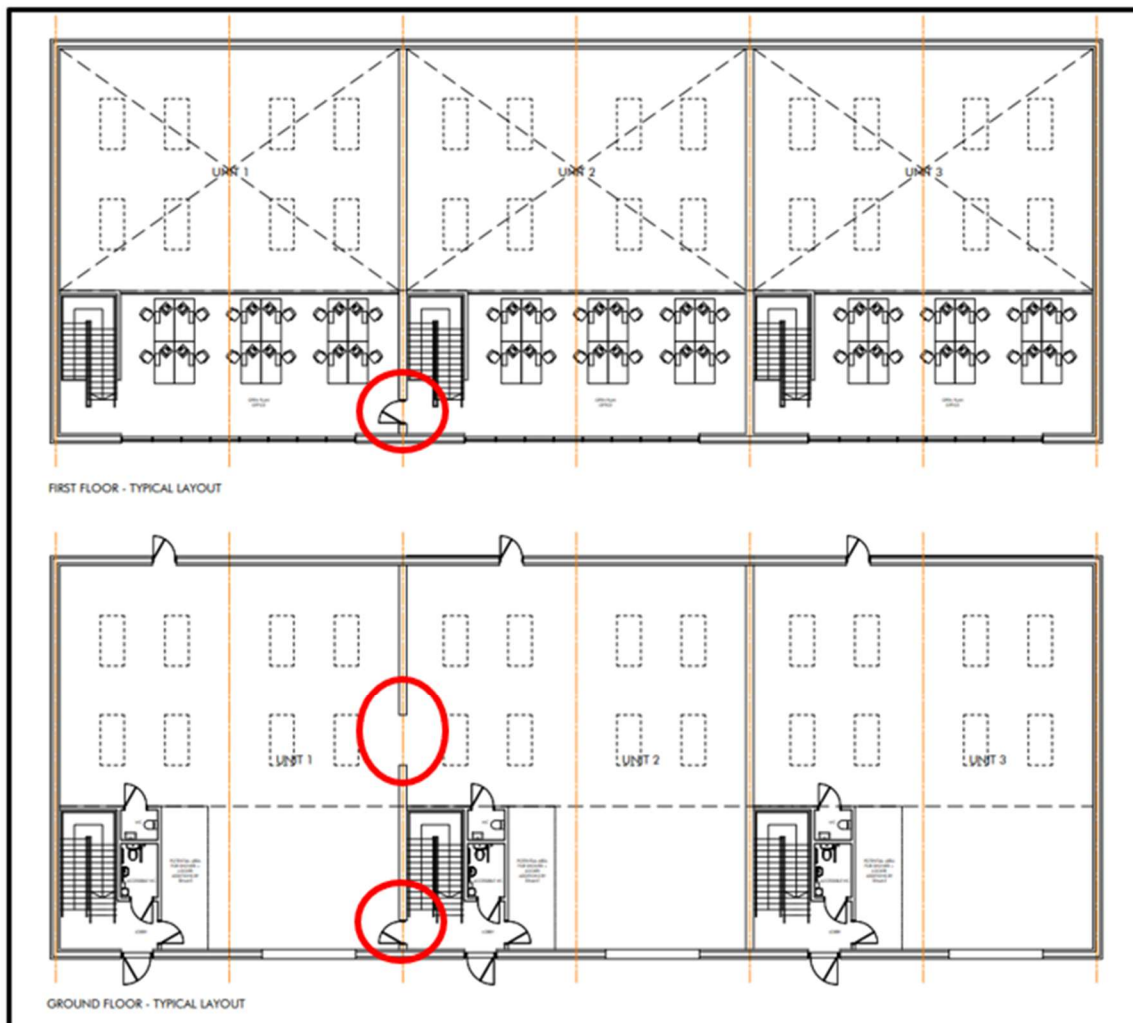
Policy DM2, *Aerodrome Safeguarding* – Development that would affect the operational integrity or safety of Manchester Airport or Manchester Radar will not be permitted.

Issues

Principle of the Proposal – Condition no. 26 was originally imposed in an effort to protect residential amenity and air quality, i.e. the sub-division of the units might bring with it additional vehicle movements and a resultant increase in noise and vehicle borne emissions. There was also concern that the amalgamation of units would result in a large end-user occupying the site, again resulting in an increase in noise and reduced air quality.

Since practical completion in July 2024 the joint letting agents for the site have seen little demand for small industrial/business units in the south Manchester area and as a result only achieved the first letting of Unit 4 (Unit D in the submitted supporting information) some twelve months later in July 2025. There has been strong interest in a Stockport based hardware and software firm occupying Units 1 and 2 but they require ground and first floor links between the two units, as seen below in the submitted floor plans below.

In an effort to maximise occupation of units, there is no objection in principle to their amalgamation. However, the impact upon residential amenity, pedestrian and highway safety, as well as visual amenity must be assessed.



Residential Amenity – It is considered that the proposed amalgamation of the units, and any potential future sub-division or amalgamation of other units, would not result in a material increase in activity or associated vehicle movements. Consequently, the proposal is unlikely to have an adverse impact on the levels of residential amenity currently enjoyed by occupants of the nearest dwellings on Irvin Drive.

Visual Amenity – No external alterations are proposed in association with the removal of condition no. 26. As a result, it is not considered that the proposal would have an adverse impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highways Safety – The removal of condition No. 26, which will allow the amalgamation of the commercial units for occupation by a single tenant, is not anticipated to generate a significant increase in traffic movements to and from the site. As the nature of the proposed change is considered unlikely to materially alter trip generation or vehicle activity beyond existing levels, it is not expected to have any detrimental impact on pedestrian or highway safety along Longstone Road or within the wider highway network

Car Parking – The proposed development will not result in any reduction in the number of parking spaces currently available on site. The existing provision remains sufficient to accommodate the anticipated demand associated with the use of the premises by a single tenant. As such, the proposal is considered to have no adverse impact on parking availability.

Air Quality – It is considered that the proposed amalgamation of the units and any potential future sub-division or amalgamation of other units, would not result in a material increase in activity or associated vehicle movements. As such, the development is unlikely to lead to any deterioration in local air quality levels or cause harm to the health and amenity of residents living in the nearest dwellings on Irvin Drive or to the occupants of the adjoining commercial units.

Drainage – The removal of condition no. 26 would not have an adverse impact upon the existing drainage arrangements.

Waste Management – The previously approved Waste Management Plan will remain in effect and continues to provide an appropriate framework for the handling and disposal of waste on site. The proposed occupation of Units B and C by a single tenant is not anticipated to result in any material change to the nature or volume of waste generated. Accordingly, it is considered that the existing arrangements remain adequate and no amendments to the approved plan are required.

Conclusion

The removal of condition no. 26, which restricts the amalgamation or sub-division of units, is considered acceptable in principle. Market evidence indicates limited demand for smaller units and strong interest from a single occupier requiring linked floorspace, which supports the need for flexibility to secure occupation and improved economic activity on the site.

The assessment of the proposal has confirmed that it would not result in harm to residential amenity, visual amenity, highway or pedestrian safety, air quality, drainage, or waste management arrangements. No external alterations are proposed and existing parking provision remains sufficient to meet anticipated demand.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application, and the application has been determined in accordance with the policies within the Development Plan.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a) 21044 (PL) 001 Location Plan
- b) 21044 (PL) 010 A Site Plan
- c) Lighting report prepared by SVM Building Services Design dated 02.08.2021
- d) Breeam Pre-assessor prepared by Scott, White and Hookins dated 10.08.2021
- e) Sustainability energy & LZC feasibility statement - Shell and Core 30.07.2021
- f) Storm Water / Suds Maintenance Plan prepared by Tier Consult
- g) Arboricultural Implications Assessment prepared by Mulberry reference TRE/ABP
- h) Arboricultural Method Statement prepared by Mulberry reference TRE/ABP
- i) Flood Risk Assessment prepared by Tier Consult and associated drainage documentation
- j) Waste Management Strategy
- k) Highways Technical Note prepared by Axis

Received 20 August 2021

- l) Crime Impact Statement

Received 22 October 2021

- m) 21044 (PL) 020 Q PROPOSED SITE PLAN

Received 11 March 2022

- n) 5011 01 LANDSCAPE GA

o) 5011 02 LANDSCAPE SOFTWARES

Received 07 April 2022

p) Industrial Noise Impact Assessment Report prepared by Hann Tucker Associated dated 7 June 2022.

the following drawings received on 22 May 2023 (approved under 137037/NMC/2023):

q) 21044 (PL) 200D - ELEVATIONS

r) 21044 (PL) 210F - ELEVATIONS

the following drawings received on 8 October 2025:

s) 21044 (PL) 120C - FLOOR PLANS

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

2) CONDITION DISCHARGED UNDER CDN/23/0331. Final samples and specifications of all materials (including appropriate sections to the windows) to be used on the external elevations of the development hereby permitted shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to the erection of the above ground structure. The approved materials shall then be used in the construction of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

3) The approved landscaping scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

4) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the

written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387

Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

6) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

7) CONDITION DISCHARGED UNDER CDN/23/0331. No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the adjacent watercourses from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

8) CONDITION DISCHARGED UNDER CDN/24/0215. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological potential of the adjacent watercourses including pollutants, sediment load and peak flows resulting from the disposal of surface water post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

9) CONDITION DISCHARGED UNDER CDN/23/0331. No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The

approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o A construction programme including phasing of works;
- o 24 hour emergency contact number;
- o Expected number and type of vehicles accessing the site: o Deliveries, waste, cranes, equipment, plant, works, visitors; o Size of construction vehicles; o The use of a consolidation operation or scheme for the delivery of materials and goods; o Phasing of works;
- o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
- o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- o Locations for storage of plant/waste/construction materials;
- o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- o Any necessary temporary traffic management measures;
- o Measures to protect vulnerable road users (cyclists and pedestrians);
- o Arrangements for temporary facilities for any bus stops or routes;
- o Method of preventing mud being carried onto the highway;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

10) The car parking spaces hereby approved shall be laid out and made available for use before first occupation of the development hereby approved. The car parking spaces shall remain in-situ for the duration of the development

Reason - In the interests of residential amenity and pedestrian and highway safety, pursuant to Policy DM1 in the Manchester Core Strategy.

11) CONDITION DISCHARGED UNDER CDN/24/0366. Notwithstanding the details shown on the plans submitted prior to first occupation of the development, details of numbers of cycle parking spaces and elevations of the proposed secure cycle store shall be provided in writing to the local planning authority for approval.

The approved scheme shall be implemented in full and made available for use and remain available for use whilst the development is occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

12) CONDITION DISCHARGED UNDER CDN/23/0341. Notwithstanding the information submitted, no development shall commence prior to the submission of further details with regards to the sustainability performance of the development proposed. The development hereby approved shall only be carried out in accordance with measures detailed in the submitted sustainability performance information submitted.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework (NPPF).

13) CONDITION DISCHARGED UNDER CDN/24/0215. Prior to first occupation of the development hereby approved, details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points shall be submitted in writing to the local planning authority for approval and shall be implemented in full and made available for use. The approved scheme shall remain available for use whilst the development is occupied.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

14) CONDITION DISCHARGED UNDER CDN/24/0513. Prior to the commencement of above ground development, details for the external storage of waste, including segregated recyclable waste (including elevation details of the secure and ventilated bin store and details of the waste management contractor and frequency of collections), shall be submitted to and approved in writing by the City Council as local planning authority. The approved bin store shall be retained in situ whilst the development is occupied and at all times thereafter.

Reason - In the interests of residential and visual amenity and public health pursuant to policy DM1 of the Manchester Core Strategy.

15) CONDITION DISCHARGED UNDER CDN/24/0215. No drainage shall be installed until the full details of a surface water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Manchester Core Strategy and the policies and guidance within the NPPF and NPPG.

16) CONDITION DISCHARGED UNDER CDN/24/0513. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a. Verification report providing photographic evidence of construction as per design drawings;
- b. As built construction drawings if different from design construction drawings;
- c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Manchester Core Strategy and the policies and guidance within the NPPF and NPPG

17) CONDITION DISCHARGED UNDER CDN/23/0331. No works shall commence at the site until a full Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the City Council as local planning authority. The BHMP shall include the whole construction process with mitigation measures against, and contingency for any standing water to prevent the attraction to hazardous species of birds. The works shall be carried out in accordance with the approved details.

Reason - In the interests of the safe operation of aircraft pursuant to policy DM2 of the Manchester Core Strategy.

18) All exterior lighting shall be capped at the horizontal with no upward light spill.

Reason - In the interests of aerodrome safeguarding, pursuant to Policy DM2 in the Manchester Core Strategy.

19) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no reflective materials other than clear or obscure glass, including solar photovoltaic panels, shall be added to the building without the express consent of the local planning authority.

Reason - In the interests of aerodrome safeguarding, pursuant to Policy DM2 in the Manchester Core Strategy

20) CONDITION DISCHARGED UNDER CDN/23/0331 AND CDN/24/0513. Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

21) CONDITION DISCHARGED UNDER CDN/23/0331. Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

22) CONDITION DISCHARGED UNDER CDN/24/0215. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the

Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

23) CONDITION DISCHARGED UNDER CDN/23/0331 AND CDN/24/0416. a) The development shall not commence until, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy.

24) The development hereby approved shall can be occupied as Use B8 uses with ancillary offices only and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of each building to be implemented shall thereafter be the permitted use of that unit

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units, pursuant policy DM1 of the Manchester Core Strategy.

25) CONDITION DISCHARGED UNDER CDN/24/0366. a. Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the submitted noise impact assessment report listed in condition 1.

b. Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

26) CONDITION DISCHARGED UNDER CDN/24/0366. a. Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the submitted noise impact assessment listed in condition 2 in order to secure a reduction in the level of noise emanating from the equipment.

b. Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

27) The premises shall not be open outside the following hours:-

06.00 to 00:00 Monday to Friday, Saturday, Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

28) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 06.00 to 00:00, Monday to Saturday, Sundays /Bank Holidays.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

29) CONDITION DISCHARGED UNDER CDN/23/0341. An air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

30) CONDITION DISCHARGED UNDER CDN/22/0474. Notwithstanding the details of the hard and soft landscaping treatment scheme as set out within the approved drawing references: 5011 01 LANDSCAPE GA and 5011 02 LANDSCAPE SOFTWORKS, a further plan indicating biodiversity enhancement to be made shall be submitted within one month of the grant of consent.

Landscaping and biodiversity enhancements shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Informatives

1) Aerodrome Safeguarding - No lighting that will emit light upwards - only downward facing ambient lighting to spill from the site upwards - ideally, automatic blinds to be fitted that close at dusk. Reason: Flight safety - to prevent distraction or confusion to pilots using MAN. Given the location of this property the applicant should be aware that the airport will take action against anyone found in contravention of the Air Navigation Order ("Order"). In particular in contravention of the following provisions under that Order:-

Part 10: 240: A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft.

Part 10: 241: A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property.

The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Cranenotification/>

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Stockport Metropolitan Borough Council

Flat 45, 5 Sheen Gardens, Manchester, M22 5LE
The Flying Horse, 1 Longstone Road, Manchester, M22 5LB
Willstream House, Longstone Road, Manchester, M22 5LB
24 Sheen Gardens, Manchester, M22 5LF
12 Sheen Gardens, Manchester, M22 5LF
10 Sheen Gardens, Manchester, M22 5LF
26 Sheen Gardens, Manchester, M22 5LF
22 Sheen Gardens, Manchester, M22 5LF
14 Sheen Gardens, Manchester, M22 5LF
18 Sheen Gardens, Manchester, M22 5LF
20 Sheen Gardens, Manchester, M22 5LF
Flat 2, 1 Longstone Road, Manchester, M22 5LB
Flat 1, 1 Longstone Road, Manchester, M22 5LB
Unit 9, Longstone Road, Manchester, M22 5LB
Unit 3, Longstone Road, Manchester, M22 5LB
Unit 10, Longstone Road, Manchester, M22 5LB
Unit 2, Longstone Road, Manchester, M22 5LB
Unit 5, Longstone Road, Manchester, M22 5LB
Unit 6, Longstone Road, Manchester, M22 5LB
Unit 11, Longstone Road, Manchester, M22 5LB
Unit 4, Longstone Road, Manchester, M22 5LB
Unit 7, Longstone Road, Manchester, M22 5LB
Unit 1, Longstone Road, Manchester, M22 5LB
Unit 8, Longstone Road, Manchester, M22 5LB
28 Sheen Gardens, Manchester, M22 5LF
Flat 108, 32 Sheen Gardens, Manchester, M22 5LF
Flat 107, 32 Sheen Gardens, Manchester, M22 5LF
Flat 89, 32 Sheen Gardens, Manchester, M22 5LF
Flat 65, 5 Sheen Gardens, Manchester, M22 5LE
Flat 62, 5 Sheen Gardens, Manchester, M22 5LE
Flat 59, 5 Sheen Gardens, Manchester, M22 5LE
Flat 53, 5 Sheen Gardens, Manchester, M22 5LE
Flat 49, 5 Sheen Gardens, Manchester, M22 5LE
Flat 42, 5 Sheen Gardens, Manchester, M22 5LE
Flat 126, 2 Sheen Gardens, Manchester, M22 5LF
Flat 125, 2 Sheen Gardens, Manchester, M22 5LF
Flat 123, 2 Sheen Gardens, Manchester, M22 5LF
Flat 15, 1 Sheen Gardens, Manchester, M22 5LE
Flat 4, 1 Sheen Gardens, Manchester, M22 5LE
Flat 5, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 112, 32 Sheen Gardens, Manchester, M22 5LF
Flat 99, 32 Sheen Gardens, Manchester, M22 5LF
Flat 90, 32 Sheen Gardens, Manchester, M22 5LF
Flat 88, 32 Sheen Gardens, Manchester, M22 5LF
Flat 84, 32 Sheen Gardens, Manchester, M22 5LF
Flat 78, 32 Sheen Gardens, Manchester, M22 5LF
Flat 68, 5 Sheen Gardens, Manchester, M22 5LE
Flat 67, 5 Sheen Gardens, Manchester, M22 5LE
Flat 60, 5 Sheen Gardens, Manchester, M22 5LE

Flat 48, 5 Sheen Gardens, Manchester, M22 5LE
Flat 132, 2 Sheen Gardens, Manchester, M22 5LF
Flat 131, 2 Sheen Gardens, Manchester, M22 5LF
Flat 128, 2 Sheen Gardens, Manchester, M22 5LF
Flat 122, 2 Sheen Gardens, Manchester, M22 5LF
Flat 38, 3 Sheen Gardens, Manchester, M22 5LE
Flat 36, 3 Sheen Gardens, Manchester, M22 5LE
Flat 16, 1 Sheen Gardens, Manchester, M22 5LE
Flat 7, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 71, 5 Sheen Gardens, Manchester, M22 5LE
Flat 70, 5 Sheen Gardens, Manchester, M22 5LE
Flat 43, 5 Sheen Gardens, Manchester, M22 5LE
5 Sheen Gardens, Manchester, M22 5LE
Flat 3, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 117, 32 Sheen Gardens, Manchester, M22 5LF
Flat 116, 32 Sheen Gardens, Manchester, M22 5LF
Flat 40, 3 Sheen Gardens, Manchester, M22 5LE
Flat 115, 32 Sheen Gardens, Manchester, M22 5LF
Flat 113, 32 Sheen Gardens, Manchester, M22 5LF
Flat 111, 32 Sheen Gardens, Manchester, M22 5LF
Flat 110, 32 Sheen Gardens, Manchester, M22 5LF
Flat 106, 32 Sheen Gardens, Manchester, M22 5LF
Flat 101, 32 Sheen Gardens, Manchester, M22 5LF
Flat 100, 32 Sheen Gardens, Manchester, M22 5LF
Flat 105, 32 Sheen Gardens, Manchester, M22 5LF
Flat 92, 32 Sheen Gardens, Manchester, M22 5LF
Flat 87, 32 Sheen Gardens, Manchester, M22 5LF
Flat 97, 32 Sheen Gardens, Manchester, M22 5LF
Flat 94, 32 Sheen Gardens, Manchester, M22 5LF
Flat 91, 32 Sheen Gardens, Manchester, M22 5LF
Flat 76, 32 Sheen Gardens, Manchester, M22 5LF
Flat 75, 32 Sheen Gardens, Manchester, M22 5LF
Flat 74, 32 Sheen Gardens, Manchester, M22 5LF
Flat 66, 5 Sheen Gardens, Manchester, M22 5LE
Flat 54, 5 Sheen Gardens, Manchester, M22 5LE
Flat 52, 5 Sheen Gardens, Manchester, M22 5LE
Flat 34, 3 Sheen Gardens, Manchester, M22 5LE
Flat 28, 3 Sheen Gardens, Manchester, M22 5LE
Flat 10, 1 Sheen Gardens, Manchester, M22 5LE
Flat 73, 32 Sheen Gardens, Manchester, M22 5LF
Flat 56, 5 Sheen Gardens, Manchester, M22 5LE
Flat 134, 2 Sheen Gardens, Manchester, M22 5LF
Flat 23, 3 Sheen Gardens, Manchester, M22 5LE
Flat 20, 3 Sheen Gardens, Manchester, M22 5LE
Flat 19, 1 Sheen Gardens, Manchester, M22 5LE
1 Sheen Gardens, Manchester, M22 5LE
Flat 9, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 6, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 2, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 79, 32 Sheen Gardens, Manchester, M22 5LF
32 Sheen Gardens, Manchester, M22 5LF
Flat 58, 5 Sheen Gardens, Manchester, M22 5LE
Flat 57, 5 Sheen Gardens, Manchester, M22 5LE
Flat 55, 5 Sheen Gardens, Manchester, M22 5LE

Flat 61, 5 Sheen Gardens, Manchester, M22 5LE
Flat 63, 5 Sheen Gardens, Manchester, M22 5LE
Flat 82, 32 Sheen Gardens, Manchester, M22 5LF
Flat 130, 2 Sheen Gardens, Manchester, M22 5LF
Flat 35, 3 Sheen Gardens, Manchester, M22 5LE
Flat 32, 3 Sheen Gardens, Manchester, M22 5LE
Flat 26, 3 Sheen Gardens, Manchester, M22 5LE
Flat 17, 1 Sheen Gardens, Manchester, M22 5LE
Flat 31, 3 Sheen Gardens, Manchester, M22 5LE
Flat 27, 3 Sheen Gardens, Manchester, M22 5LE
Flat 25, 3 Sheen Gardens, Manchester, M22 5LE
Flat 21, 3 Sheen Gardens, Manchester, M22 5LE
3 Sheen Gardens, Manchester, M22 5LE
Flat 18, 1 Sheen Gardens, Manchester, M22 5LE
Flat 11, 1 Sheen Gardens, Manchester, M22 5LE
Flat 6, 1 Sheen Gardens, Manchester, M22 5LE
Flat 8, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 104, 32 Sheen Gardens, Manchester, M22 5LF
Flat 96, 32 Sheen Gardens, Manchester, M22 5LF
Flat 95, 32 Sheen Gardens, Manchester, M22 5LF
Flat 93, 32 Sheen Gardens, Manchester, M22 5LF
Flat 81, 32 Sheen Gardens, Manchester, M22 5LF
Flat 77, 32 Sheen Gardens, Manchester, M22 5LF
Flat 118, 32 Sheen Gardens, Manchester, M22 5LF
Flat 69, 5 Sheen Gardens, Manchester, M22 5LE
Flat 51, 5 Sheen Gardens, Manchester, M22 5LE
Flat 135, 2 Sheen Gardens, Manchester, M22 5LF
Flat 127, 2 Sheen Gardens, Manchester, M22 5LF
Flat 33, 3 Sheen Gardens, Manchester, M22 5LE
Flat 12, 1 Sheen Gardens, Manchester, M22 5LE
Flat 7, 1 Sheen Gardens, Manchester, M22 5LE
Flat 1, 1 Sheen Gardens, Manchester, M22 5LE
Flat 11, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 1, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 83, 32 Sheen Gardens, Manchester, M22 5LF
Flat 64, 5 Sheen Gardens, Manchester, M22 5LE
Flat 50, 5 Sheen Gardens, Manchester, M22 5LE
Flat 41, 5 Sheen Gardens, Manchester, M22 5LE
Flat 133, 2 Sheen Gardens, Manchester, M22 5LF
Flat 129, 2 Sheen Gardens, Manchester, M22 5LF
Flat 121, 2 Sheen Gardens, Manchester, M22 5LF
Flat 120, 2 Sheen Gardens, Manchester, M22 5LF
Flat 37, 3 Sheen Gardens, Manchester, M22 5LE
Flat 24, 3 Sheen Gardens, Manchester, M22 5LE
Flat 22, 3 Sheen Gardens, Manchester, M22 5LE
Flat 14, 1 Sheen Gardens, Manchester, M22 5LE
Flat 9, 1 Sheen Gardens, Manchester, M22 5LE
Flat 8, 1 Sheen Gardens, Manchester, M22 5LE
Flat 3, 1 Sheen Gardens, Manchester, M22 5LE
Flat 2, 1 Sheen Gardens, Manchester, M22 5LE
Flat 10, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 114, 32 Sheen Gardens, Manchester, M22 5LF
Flat 109, 32 Sheen Gardens, Manchester, M22 5LF
Flat 103, 32 Sheen Gardens, Manchester, M22 5LF

Flat 102, 32 Sheen Gardens, Manchester, M22 5LF
Flat 98, 32 Sheen Gardens, Manchester, M22 5LF
Flat 85, 32 Sheen Gardens, Manchester, M22 5LF
Flat 80, 32 Sheen Gardens, Manchester, M22 5LF
Flat 72, 5 Sheen Gardens, Manchester, M22 5LE
Flat 44, 5 Sheen Gardens, Manchester, M22 5LE
Flat 124, 2 Sheen Gardens, Manchester, M22 5LF
Flat 30, 3 Sheen Gardens, Manchester, M22 5LE
Flat 29, 3 Sheen Gardens, Manchester, M22 5LE
5 Irvin Drive, Manchester, M22 5LR
S And K CAR PARK MANAGEMENT LTD, Irvin Drive, Manchester, M22 5LS
The Heald Green, Finney Lane, Manchester, SK8 3QH
4 Sheen Gardens, Manchester, M22 5LF
6 Sheen Gardens, Manchester, M22 5LF
8 Sheen Gardens, Manchester, M22 5LF
11 Irvin Drive, Manchester, M22 5LR
9 Irvin Drive, Manchester, M22 5LR
7 Irvin Drive, Manchester, M22 5LR
16 Sheen Gardens, Manchester, M22 5LF
30 Sheen Gardens, Manchester, M22 5LF
20 Cunningham Drive, Manchester, M22 5LT
13 Irvin Drive, Manchester, M22 5LR
Flat 86, 32 Sheen Gardens, Manchester, M22 5LF
2 Sheen Gardens, Manchester, M22 5LF
Flat 119, 2 Sheen Gardens, Manchester, M22 5LF
Flat 136, 2 Sheen Gardens, Manchester, M22 5LF
Flat 47, 5 Sheen Gardens, Manchester, M22 5LE
Flat 46, 5 Sheen Gardens, Manchester, M22 5LE
Flat 5, 1 Sheen Gardens, Manchester, M22 5LE
Flat 39, 3 Sheen Gardens, Manchester, M22 5LE
Flat 12, Heald Green House, Irvin Drive, Manchester, M22 5LS
Flat 4, Heald Green House, Irvin Drive, Manchester, M22 5LS
Apt 108, 32 Sheen Gardens, Manchester, M225LF
The Flying Horse 1 Longstone Road, Manchester, M225lb
Apartment 6, 1 Sheen Gardens, Manchester, M22 5LE
The Flying Horse 1 Longstone Road, Manchester, M225lb
The Flying Horse, 1 Longstone Road, Manchester, M225lb
Flat 5, 1 Sheen Gardens, Heald Green, M22 5LE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Airport Noise Index Zone - Noise and Nuisance Index - 60
Airport Noise Index Zone - Noise and Nuisance Index - 50-59
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA