MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/26/0086
Date registered valid:	28 January 2026
Proposal:	Discharge of Conditions 5 (Car Parking), 6 (Cycle Storage), 11 (Drainage Maintenance), 12 (Ground Condition Verification Report) and 18 (Air Quality Assessment) attached to Planning Permission 138482/FO/2023.
Address:	Land At The Junction Of Devonshire Street And Coverdale Crescent, Ardwick,
Ward(s):	Ardwick Ward
Applicant:	Mr Josh Hart Jigsaw Homes North
Agent (if any):	Mr David Dickerson DK-Architects
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Split decision
Date of recommendation:	14 April 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 3 February 2026 Expired: 24 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

Highway Services - Condition 5 (Car Parking):
o Parking dimensions are in line with MCC guidelines. o Based on the information provided, it can be recommended that this condition is discharged from a Highways perspective. Condition 6 (Cycle Storage) o Based on the information provided, it can be recommended that this condition is discharged from a Highways perspective.

Environmental Health – 24.02.2026
Condition 18 can be discharged.

With regard to condition 12, the applicant will need to confirm that the geotextile membrane was installed as part of the clean cover system as it is not clear from the photographs if this has been done.

Further comments 01.04.2026
The information submitted is sufficient to discharge the condition (12).

LLFA – 26.02.2026
Advised that the Verification report providing photographic evidence of construction as per design drawings was outstanding, photographic evidence of flow control and permeable paving was requested.
In respect of the as-built drawings, they noted a discrepancy in the permeable-paving area: the previously approved drainage layout shows 259 m², whereas the as-built drawing indicates 254 m². Updated hydraulic calculations to show the system still works with the smaller storage volume were requested. In the preliminary drawing the storage indicates 263 m² x 0.8 m, and clarification is sought regarding how much is the final storage provided?
Details on how the storage and flow control is maintained was required.

Further comments 30.03.2026
Advised that the Verification report providing photographic evidence of construction as per design drawings was outstanding, photographic evidence of flow control and permeable paving was requested.
Details on how the storage and flow control is maintained was required.

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 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: Split decision

Article 35 Declaration

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

Condition no. 5 (Car Parking)
5) The car park completion photographs have been reviewed. On the basis of the submitted images condition no.5 is discharged, subject to the car parking being available at all times whilst the apartments are occupied.

Condition no. 6 (Cycle Storage),
6)The cycle storage arrangement installation photographs have been reviewed. On the basis of the submitted images condition no.6 is discharged, subject to cycle storage arrangements being retained thereafter.

Condition no. 11 (Drainage Maintenance)
11) The content of the documents and plans referenced below have been reviewed :
-External; Levels Layout plan ref: 33494-SUT-ZZ-XX-DR-C-6150 rev.F01
-As built Drainage system photographs
-Drainage Strategy ref: 33494/LRD dated October 2023
-Drainage Layout plan ref: 33494-SUT-ZZ-XX-DR-C-6200 rev.F01
Received 28th January 2026

-Images of Hydrobrake and Hydrobrake delivery note and specification
-As built surface water calculations dated 02.03.2026
-Agent email dated 12th March 2026 confirming that drainage management and maintenance will be the management company called Jigsaw Care (as owners and operators of the building) received 12th March 2026

At this time insufficient information has been submitted to enable the discharge of condition no.11. A verification report providing photographic evidence of construction as per design drawings; photographic evidence of flow control and permeable paving; and details on how the storage and flow control is maintained required.

Condition no.12 (Ground Condition Verification Report)
12) The content of the Phase IV Validation Completion Report Reference: 33494-SUT-ZZ-00-RP-G-7401 Date: January 2026 has been considered in conjunction with the images of installed geotextile layer received 12th March 2026, together with email from planning agent dated 12th March 2026, confirming that a geotextile separation layer was installed prior to the clean cover being placed.
Part b condition no.12 has been complied on the basis of the content of the documentation and images referenced above.

In view that part a of condition no.12 was discharged on 25th July 2024 (ref: CDN/26/0451), I can confirm that condition no.12 is discharged.

Condition no. 18 (Air Quality Assessment)

18) The content of the statement accompanying the application has been reviewed, and on the basis of the statement condition no.18 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

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