MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/26/0001
Date registered valid:	5 January 2026
Proposal:	Discharge of Conditions 9 (Construction Management Plan), 11 (Noise), 12 (Contaminated Land), 14 (Level threshold), 16 (Cycle Store), 17 (Biodiversity) attached to Planning Permission 136470/FO/2023.
Address:	Land At Junction Of Brogan Street And Garlick Street, Manchester
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Sunny
Agent (if any):	Mr Muthahar Khan Studio Tashkeel Architecture
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 January 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 7 January 2026 Expired: 28 January 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 –

Condition 9

i. The CEMP shows construction traffic access/egress via the Brogan Street elevation and includes a commitment to utilise smaller vehicles.
ii. On-street parking currently takes place in the vicinity. The applicant will need to apply for a temporary traffic regulation order should clearance need to be maintained to cater for construction vehicle movement at this location.
iii. The CEMP acknowledges additional approval will be required from Highways Network Management/Licensing regarding any supporting works which will affect the adopted highway.
iv. The submitted CMP is acceptable from a Highways perspective.

Environmental Health

i. Condition 9 – The submitted details are acceptable.
ii. Condition 11 – The submitted details are sufficient to allow the discharge Part A of the condition.

iii. Condition 12 – The submitted Phase I satisfies the requirement of Part A of the condition. The applicant will need to submit the additional reports to fulfil Part B of the condition.

Greater Manchester Ecology Unit

i. No objection to the discharge of condition 17 subject to the provision of bat and bird boxes in accordance with the submitted details. The implemented measures shall maintained in-situ following the first occupation of the development.

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

Article 35 Declaration

N/A

Condition(s) to be attached to decision for approval

9) The discharge of Condition 9 (Construction Management Plan) is approved subject to the construction phase of the development being implemented in accordance with document referenced: Construction Environmental Management Plan Brogan Street Manchester M18 8UD Revision A dated 29 December 2025. The agreed plan, including confirmation of maximum vehicles sizes servicing the site during construction (page 11 -14), shall operate throughout the construction phase of the development.

11) The discharge of condition 11 (Noise Part A),is approved subject to the development being implemented in accordance with the noise attenuation measures details in document referenced: Noise Impact Assessment – Residential Land at junction of Brogan Street and Garlick Street Gorton Report No: 11263 By Braiden Acoustics Ltd.

Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

12) The discharge of condition 12 (Contaminated Land Part A) is approved subject to the development being implemented in accordance with the details in document referenced: Brogan Street Manchester Phase 1: Preliminary Risk Assessment Job Number: LKC 22 1617-01 Version R0 dated 10 November 2022.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy, and a 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.

14) The discharge of condition 14 (Level threshold) is approved subject to the development being implemented in accordance with the arrangements for level threshold to the rear entrances of the authorised houses as detailed in drawing referenced: Level Threshold Detail Ref: PL-106. The approved scheme shall be implemented before occupation of the development and maintained in situ thereafter.

16) The discharge of condition 16 (Cycle Store) is approved subject to the development being implemented in accordance with the arrangement for cycle storage as detailed in drawing referenced: Amazon Eco Two Cycle Locker Ref: 1.0. and sited in the position shown on approved drawing referenced: PL-102 received 28 November 2023. The approved details shall be fully implemented prior to the occupation of the development and maintained in situ thereafter.

17) The discharge of condition 17 (Biodiversity) is approved subject to the development being implemented in accordance details relating to the provision of bat and bird boxes as shown on drawing referenced: Bat and Bird Box Plan Ref: P.1969.24.E01. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised apartments and shall be maintained in situ thereafter.

Informative

1) The approved document Ref: Construction Environmental Management Plan Brogan Street Manchester M18 8UD Revision A dated 29 December 2025 acknowledges that additional

approval will be required from Highways Network Management/Licensing regarding any supporting works which will affect the adopted highway.

As on-street parking currently takes place in the vicinity, the applicant will need to apply for a temporary Traffic Regulation Order should clearance need to be maintained to cater for construction vehicle movement at this location.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
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