MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/1145
Date registered valid:	2 December 2025
Proposal:	Discharge of Conditions 4 (Construction Management Plan), 12 a(Contaminated Land), 14 (Operational Unexploded Ordnance (UXO)), 21 (Drainage), 29 (Tree Protection Measures), 41 (Local Benefit Proposal) and 43 (Typical Window Reveal Detail) attached to Planning Permission 144385/JO/2025.
Address:	Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive; & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive, Manchester
Ward(s):	Cheetham Ward
Applicant:	Mr Lee Stewart, J Greenwood Builders Ltd
Agent (if any):	Mr Adam Collinge, Bowker Sadler Architecture
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Split decision
Date of recommendation:	**23rd February 2026**

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 5 December 2025 Expired: 28 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Work and skills – 17.12.2025 Happy to discharge this based on the local labour condition provided however request that the applicant to break down the areas of Manchester for employees and apprentices to ensure that they are Manchester residents.
They forwarded a copy of the KPI reporting form to share with the applicant.

Further comments 07.01.2026
Happy to discharge against figures provided.

Highway Services - A CEMP has been submitted. Whilst this is considered acceptable by Highways, Condition 4 included a requirement for a highway dilapidation survey which has not been provided. The applicant must note that a Temporary Traffic Regulation Order will be

required where works require temporary closures of 'walks'. Swept-path plans show footway over-run along Alderford Parade to allow construction vehicle 3-point turn manoeuvre. This will require a Section 50 licence.
Any requirements for hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50 and measures to restrict on-street parking to ensure adequate clearance for larger vehicles will need discussion and agreement with the council's Highway Network Management and Licensing teams via Email - highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk.

Highways are unable to recommend discharge or Condition 4 due to the outstanding highway dilapidation survey.

ADDITIONAL HIGHWAYS RESPONSE 13.02.26
A highway dilapidation survey video has been provided, and the CMP commits to re_survey following works completion. Highways recommend that Condition 4 can be discharged.

Arboricultural officer – Has no objection to the above application, subject to any works following BS3998: Tree work.
The plans and species sizes are sufficient to replace the proposed removed trees.

Environmental Health –
Condition 4 – CMP
Hours- accept the proposed hours
Dust - The dust section will need to directly include the mitigation measures recommended in table 16 of the Energy counsel AQ assessment dated 24th July 2024 reference Z62503.3 submitted with the original application
Noise and Vibration -The CMP should include a more thorough section about the control of noise and vibration. As a minimum, this section should include details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact / identification of receptors, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded. (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established)

Complaints and consultation - Details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure should be included within the CMP. The complaints section should confirm details of how complaints can be reported, who is responsible for addressing complaints, confirmation that complaints will be recorded along with action taken and made available to MCC for inspection where requested and confirmation that complaints will be responded to within 12 hours.

Condition 12 – Ground Conditions
Have reviewed the Sutcliffe's Phase iii Remediation and Validation Proposals report reference 33716-SUT-ZZ-00-RP-G-7301 dated October 2025 and have the following comments:

1. They still need a response to point 1 of their previous comments for the Phase II report and need further discussion and additional assessment of ground conditions in the Alderford Parade

section to support the statistical analysis which suggests the elevated levels of contaminants are not of concern. They need further explanation of this before they can agree the proposed remediation proposals for the Alderford Parade development zone for the landscaped areas of the site. Garden areas should be 600mm clean cover so this will need to be updated.
2. The report confirms the Heatherdale Drive development zone will require 600mm clean cover system in gardens
3. They still need a section or comments to confirm details of soils management of material on and off site and details of how potentially contaminated soil arisings will be stored and delineated/ covered prior to removal and disposal to prevent cross contamination. This should be covered in the phase III remediation strategy report and comment in the validation proposals section to confirm how compliance with these measures (once included and agreed) will be validated in the final verification report.
4. Delineation of asbestos hotspots and further assessment of the areas containing asbestos (TP106) is still to be undertaken. The drawing referred to hasn't been included within the document so this will need to be provided to confirm the area to be delineated. Details of how these arisings will be stored prior to removal will be required. Comment in the remediation report should be provided to confirm what action will taken if further asbestos is found.
5. The remediation report should include details of good hygiene practices to be employed during construction work to protect construction workers.
6. A UK Water supplier risk assessment and recommendations regarding clean service corridors (material and trench depth and construction) and water supply pipe details confirming will be required.
7. Details of the gas protection measures to be installed to satisfy CS2 risk assessment category and validation proposals have been provided which they can accept.
8. Drawings D to H referred to in the report have not been included so the report will need to be included in the revised report when addressing the above comments.

<u>Further comments 05.01.1026</u>
Advise that they can accept the Alpha Operational Unexploded Ordnance (UXO) Emergency Response Plan to address condition 14 and the developer must make themselves familiar with the document and comply with the recommendations.

<u>Further comments 28.01.2026</u>
Have reviewed the revised CMP dated January 2026 and advise they can accept the revised section regarding dust control which addresses their previous comments.

Noise and vibration: They can accept most of the revised section although vibration limits will need to be restricted to not exceed 1.0mms/ppv at the site boundary so this will need revising and they will also need the location of boundary noise and vibration loggers confirming and identifying on a diagram.

Consultation and complaints. The revised document doesn't seem to have addressed this. They request a section to confirm details of stakeholder and neighbour consultation prior to and during the development along with the complaint's procedure. The complaints section should confirm details of how complaints can be reported, who is responsible for addressing complaints, confirmation that complaints will be recorded along with action taken and made available to MCC for inspection where requested and confirmation that complaints will be responded to within 12 hours.

Also the Saturday hours state 08:00 start time- this should be 08:30 so will need to be amended.

Further comments 19.02.2026
The revised CMP addresses their previous comments, and they can recommend the discharge of condition no.4.

Further comments 23.02.2026
Have reviewed the Sutcliffe's Phase III Remediation and Validation Proposals report reference 33716-SUT-ZZ-00-RP-G-7301 P02 dated February 2026 and it doesn't look like many of their previous comments have been addressed. They still require the following:

1. They still need a response to point 1 of their previous comments for the Phase II report and need further discussion and additional assessment of ground conditions in the Alderford Parade section to support the statistical analysis which suggests the elevated levels of contaminants are not of concern. They need further explanation of this before they can agree the proposed remediation proposals for the Alderford Parade development zone for the landscaped areas of the site. Garden areas should be 600mm clean cover so this will need to be updated.
2. They will still need a section or comments to confirm details of soils management of material on and off site and details of how potentially contaminated soil arisings will be stored and delineated/ covered prior to removal and disposal to prevent cross contamination. This should be covered in the phase III remediation strategy report and comment in the validation proposals section to confirm how compliance with these measures (once included and agreed) will be validated in the final verification report.
3. Delineation of asbestos hotspots and further assessment of the areas containing asbestos (TP106) is still to be undertaken. Details of how these arisings will be stored prior to removal will be required. Comment in the remediation report should be provided to confirm what action will taken if further asbestos is found and how this will be validated at verification stage.
4. The remediation report should include details of good hygiene practices to be employed during construction work to protect construction workers.
5. A UK Water supplier risk assessment and recommendations regarding clean service corridors (material and trench depth and construction) and water supply pipe details confirming will be required.

United Utilities- has no objection to condition 21 being discharged.

LLFA – Has advised that insufficient information has been submission to enable the discharge of condition no.21.

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. 4 (Construction Management Plan),

4)The content of the Construction Environmental Management Plan rev. B received 16th February 2026 has been reviewed in conjunction with the dilapidation survey videos received 12th February 2026. On the basis that the development is implemented in accordance with the documentation referenced above for the duration if the construction period condition no.4 is discharged.

Condition no. 12a (Contaminated Land)
12a)The content of the following reports have been reviewed .

- Phase 1 Site Investigation (Preliminary Risk Assessment) report ref: Reference: 33716-SUT-ZZ-00-RP-G-7101 Date: November 2023,
- Phase 2 Site Investigation (Interpretative Ground Assessment) Reference: 33716-SUT-ZZ-00-RP-G-7202 Version P02 Date: February 2026 and
- Phase 3 Site Investigation (Remediation & Validation Strategy Proposals). Reference: 33716-SUT-ZZ-00-RP-G-7301 Version P02, Date: February 2026 received 12th February 2026
- Content of email from planning agent 12.02.2026.

It is considered that insufficient information has been submitted to enable condition no.12a to be discharged.
An additional assessment of ground conditions in the Alderford Parade section to support the statistical analysis which suggests the elevated levels of contaminants are not of concern is required, together with a commentary to confirm details of soils management of material on and off site, and details of how potentially contaminated soil arisings will be stored and delineated/ covered prior to removal and disposal to prevent cross contamination. The delineation of asbestos hotspots is also needed with a further assessment of the areas containing asbestos (TP106) to be undertaken, together with details of how these arisings will be stored prior to

removal. Details of good hygiene practices to be employed during construction work to protect construction workers, and a UK Water supplier risk assessment and recommendations regarding clean service corridors (material and trench depth and construction) and water supply pipe details is also required.

Condition no. 14 (Operational Unexploded Ordnance (UXO))
14) The content of the Operational Unexploded Ordnance (UXO) Emergency Response Plan ref: 10910 dated 14th October 2025 has been reviewed. On the basis of the content of the document referenced above, and that the developer makes themselves familiar with the document and complies with the recommendations, condition no.14 is discharged.

Condition no. 21 (Drainage)
21) The content of the following plans and documents has been reviewed.
- United Utilities correspondence with Sutcliffe Projects Ltd dated 14.11.2023
- Existing Drainage layout sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6000 rev. P01
- Existing Drainage layout sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6001 rev. P01
- Private Drainage layout sheet 1 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6200 rev.T01
- Private Drainage layout sheet 2 of 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6201 rev.T01
- 1 to 20 Manhole schedules Surface Water sheet 1 plan ref: 33716-SUT-ZZ-XX-DR-C-6300 rev.P01
- 1 to 20 Manhole schedules Surface Water sheet 2 plan ref: 33716-SUT-ZZ-XX-DR-C-6301 rev.P01
- Proposed S185 Sewer Diversion Mahole Schedule plan ref: 33716-SUT-ZZ-XX-DR-C-6305 rev.P01
- Hydrobrake Manhole Detail MH08 plan ref: 33716-SUT-ZZ-XX-DR-C-6310 rev.P01
- S104 Drainage Layout plan ref: 33716-SUT-ZZ-XX-DR-C-6550 ve.P01
- Proposed S185 Sewer Diversion plan ref: 33716-SUT-ZZ-XX-DR-C-6555 rev.P01
- Proposed S185 Sewer Abandonment plan ref: 33716-SUT-ZZ-XX-DR-C-6565 rev.P01
- Typical Drainage Detail Sheet 1 plan ref: 3716-SUT-ZZ-XX-DR-C-6650 rev.P01
- Typical Drainage Detail Sheet 2 plan ref: 3716-SUT-ZZ-XX-DR-C-6651 rev.P01
- Typical Drainage Detail Sheet 3 plan ref: 3716-SUT-ZZ-XX-DR-C-6652 rev.P01
- Typical Drainage Detail Sheet 4 plan ref: 3716-SUT-ZZ-XX-DR-C-6653 rev.P01
- Cellular Attenuation Tank Details Plot 18 plan ref: 33716-SUT-ZZ-XX-DR-C-6700 rev.P01
- Proposed Attenuation Tank Detail adjacent to Plot 69 plan ref: 33716-SUT-ZZ-XX-DR-C-6701 rev.P01

It is considered that insufficient information has been submission to enable the discharge of condition no.21.

Condition no. 29 (Tree Protection Measures)
29) The content of the Arboricultural Method Statement Date: 10 January 2025 Ref: TRE/HDCHS1 has been reviewed . On the basis that the measures with the Arboricultural Method Statement , in particular with Tree/root protection fencing installed in line with drawing HDCHS1/MS/01 within statement and to BS5837:2012 , for the existing trees, which are shown as retained on Landscape GA 1of 2 plan ref: 345 01 rev. H; Landscape GA 2 of 2 plan ref: 345 02 rev. H; Detailed planting proposals 1 of 2 plan ref: 345 04 rev. F and Detailed planting proposals 2 of 2 plan ref: 345 05 rev. F, condition no.29 part c is discharged.

There is an on-going requirement for parts a and b of condition no.29 to be complied with.

Condition no. 41 (Local Benefit Proposal)
41)The content of the Local Benefit Proposal and Local Labour Plan dated 23.09.2025 received on 2nd December 2025, has been reviewed in conjunction with the Local Labour completed KPI reporting form and Proposal Stage – Social Value Delivery by Greenwood Builders - Alderford Parade received 22nd December 2025.

Condition no. 43 (Typical Window Reveal Detail)
43) The Typical Proposed Window Section plan ref:21-026-1055 (90mm reveal) has been considered in conjunction with the content of the email from the planning agent dated 5th January 2026.
On the basis of the details referenced above condition no. 43 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Work & Skills Team
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
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 (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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA