MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/1127
Date registered valid:	25 November 2025
Proposal:	Discharge of Conditions 8b (EVC's - blocks 5, 6, 7 and 8), 10b (Noise verification - blocks 1, 2, 5, 6, 7 and 8) and 13 (Security - blocks 2, 5, 6, 7 and 8) attached to Planning Permission referenced 139720/JO/2024.
Address:	Site Of Former Victoria Park Probation Centre, Laindon Road, Manchester, M14 5YJ
Ward(s):	Rusholme Ward
Applicant:	Britannia Victoria Limited
Agent (if any):	Miss Louisa Fielden, AshtonHale
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Split Decision
Date of recommendation:	6 January 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:
Printed: 1 December 2025 Expired: 22 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

<u>Description of site/building</u>

Listed building: Not applicable

Description of development

Consultations & Notification Responses

Environmental Health – 08.12.2025
Condition 8b
They can only see houses have EV charge points, and therefore request a diagram of the car park showing EV points for the apartments.
Condition 10b

They are in receipt of a Noise Assessment Report - Planning Condition 11(b) by Jameson Acoustics dated 8 October 2025. Please note 10% of apartments and houses need to be tested.

Further comments 06.01.2025
Condition nos.8b - From what they can see, all the houses have a charge point so they are happy to discharge.
Condition no.10b can be discharged

Design for Security - have no concerns with the security condition for these blocks being discharged.

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.8b – Electric vehicle charging points (Blocks 5, 6, 7 and 8)
8b) The content of the Air Quality Assessment (ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA) submitted with the original application (ref: 135848/FO/2022) is noted, together with attached photographs showing the installed electric vehicle charging points, and details on Proposed utility services layout plan ref: 2482-CWC-XX-00-DR-ME-9001 P8 received 15th December 2025.

On the basis of the content of the details documentation , plan and photographs referenced above , condition no.8b has been satisfied in relation to Blocks 5, 6, 7 and 8. However, as no verification information has been submitted in respect of the apartments (Block 1) and Block 2, and the phrasing of condition no.8b does not enable this condition to be discharged on a phased basis , condition no.8b cannot be formally discharged at this time.

Condition no.10b Acoustic verification (Blocks 1, 2, 5, 6, 7 and 8)
10b) The content of the Noise Assessment Report (ref: 22092-RP-2-R0) by Jameson Acoustics in relation to results of the internal noise level assessment for Blocks 3 and 4 was reviewed as part of application ref; CDN/25/0626 and was considered to be acceptable for Block nos.3 and 4 on 28th July 2025.

The content of the Noise Assessment Report (ref: 22092-RP-3-R0) by Jameson Acoustics in relation to results of the internal noise level assessment for Blocks 1-2 and 5-8 has been examined and is considered to be satisfactory.

On the basis of the Noise Assessment Reports (ref: 22092-RP-2-R0 and ref: 22092-RP-3-R0) condition no.10b is discharged.

Condition no.13 Secure by Design (Blocks 2, 5, 6, 7 and 8)
13) The content of the correspondence from Design for Security officers dated 11th October 2025 in respect of Blocks 2,5 and 6 (ref: 2022/0422/SBD/01), and dated 11th October 2025 in respect of Blocks 7 and 8 (ref: 2022/0422/SBD/01) has been reviewed.

The content of the letter from GMP Design for Security team dated 8th July 2025 in respect of plot nos. 42-54 (Block 3 and 4) was considered as part of application CDN/25/0533. When on the basis of the content of the referenced letter, condition no.13 was considered to be satisfied in relation to Block 3 and 4 (plots 42-54) on 20th August 2025.

Therefore , on the basis of the content of the of the correspondence referenced above, condition no.13 has been satisfied in relation to Blocks 2,5, 6, 7 and 8. However, as no accreditation/verification information has been submitted in respect of the apartments (Block 1) and the phrasing of condition no.13 does not enable this condition to be discharged on a phased basis , condition no.13 cannot be formally discharged at this time.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

Appendix 2 – Planning constraints