

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0961

Date registered valid: 3 October 2025

Proposal: Discharge of conditions 3 (Materials), 6 (Landscaping), 12 (Air Quality), 13, 14 and 16 (Construction Management) and 15a (Contaminated Land) attached to planning permission 134748/FO/2022

Address: 53-55 Heathbank Road, Manchester, M9 0NB

Ward(s): Higher Blackley Ward

Applicant: Andrzej Olszanski, Oslady Homes Ltd

Agent (if any): Mr Paul Carr, Paul Carr Design Ltd

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 December 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 14 October 2025 Expired: 4 November 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

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

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

3) The following information has been submitted for approval in respect of this planning condition:

Proposed external materials document, stamped as received by the City Council, as Local Planning Authority on 8 December 2025.

The information is considered to be acceptable and condition 3 is now formally discharged, subject to the development being carried out in accordance with these approved details.

6) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 3055-200, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

Drawing numbered 3055-100 rev A and 3055-200 dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 14 November 2025.

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the approved scheme being 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.

12) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 3055-100 rev A and 3055-200 dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 14 November 2025.

Proposed external materials document, stamped as received by the City Council, as Local Planning Authority on 8 December 2025.

The information is considered to be acceptable and condition 12 is now formally discharged, subject to the development being carried out in accordance with these approved details.

13) The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

The information is considered to be acceptable and condition 13 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

14) The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

The information is considered to be acceptable and condition 14 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

15) The following information has been submitted for approval in respect of this planning condition:

Solmek Phase 1: Desk Study (ref: S250447), stamped as received by the City Council, as Local Planning Authority on 18 November 2025.

Solmek Phase 2: Site Investigation Report (ref: S250447) Revision 2, dated December 2025 and stamped as received by the City Council, as Local Planning Authority on 11 December 2025.

The information is considered to be acceptable and condition 15a is now formally discharged.

16) The following information has been submitted for approval in respect of this planning condition:

Construction Management Plan, dated September 2025 and, stamped as received by the City Council, as Local Planning Authority on 3 October 2025.

The information is considered to be acceptable and condition 16 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA