

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0923

Date registered valid: 25 September 2025

Proposal: Discharge of Conditions 7 (EV Charging), 8a (Travel Plan), 10b (Contaminated Land), 11 (Acoustic Insulation) and 30 (Archaeology) attached to planning permission 135857/FO/2022

Address: Land Bounded By Ardwick Green North, Cotter Street & Niven Street, Manchester, M12 6EY

Ward(s): Ardwick Ward

Applicant: Mr Stephen Lythgoe Church Inn (Ardwick) Limited

Agent (if any): Mr Ryan Millar, Coda Studios

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Split decision

Date of recommendation: 13 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 7 October 2025 Expired: 28 October 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

Highways Services - In regard to Condition 7 (EV Charging) plans have been submitted demonstrating the proposed EV Charging provision. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 8 (Travel Plan) a Travel Plan has been submitted and includes details on the proposed measures and provides a commitment to undertake surveys.

Therefore, the information is sufficient to allow them to recommend the discharge of Part A of the condition from a Highways perspective.

Environmental Health – 23.10.2025

Condition 7- The application will need to confirm the location of the charge points in relation to each dwelling.

Condition 10b - The information submitted is a technical report regarding the foundations and the ground at the site, it does not address the contaminated land condition.

Condition 11b - This does not address the criteria set out in our original condition and does not confirm that the noise levels set out in the original acoustic report have been complied with.

Further comments 13.11.2025

Condition 7 can be discharged.

Condition 11 cannot be discharged. The additional information relates to external plant noise and is not a verification report for internal noise levels. This report does confirm that alternative ventilation is installed but it does not confirm that the noise levels in bedrooms and living areas (during day and night) comply with the levels set out in the original condition.

GMAAS - GMAAS received a final analytical report on the archaeological investigation of the application site in April 2025, and a copy has been accessioned to the Historic Environment Record as a final account for the public record, in accordance with Parts 2 and 3 of Condition 30. The report sets out the results obtained from an initial evaluation of the site followed by a second stage of more detailed excavation, which was undertaken in accordance with an agreed Project Design, in line with Part 1 of Condition 30.

The excavation allowed several pre-18th century land divisions within the application site to be identified, together with the recovery of stratified finds from post-medieval contexts. The land divisions were previously undocumented and seemingly defined house plots that were laid out in the early post-medieval period, whilst the finds provided rare physical evidence for the early occupation of the area, cumulatively shedding fresh light on the current understanding of settlement in Ardwick Green during the 17th and early 18th centuries.

A summary of the results has been submitted for publication in *Post Medieval Archaeology* which, coupled with the deposition of the final report with the Historic Environment Record, represents a level of dissemination commensurate with the significance of the results, satisfying Part 4 of the condition, and arrangements have been made for the archival deposition of the report and records of the site investigation (Part 5 of the condition).

In view of the above, GMAAS is pleased to advise that the archaeological requirements associated with the development have been satisfied in full and recommend that Condition 30 is discharged in full.

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 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: Split decision

Article 35 Declaration

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

Condition no. 7 (EV Charging)

7)The Floor mounted post ref: ICSFP3 (dark grey colouration) specification information and Intelligent EV Charger 7kW AC ref: ICSH7D data sheet received on 25th September 2025, have been reviewed in the context of the locations shown on the EV Charge Point Location ref: 2565-CDA-00-SL-DR-A- 0522 received 27th October 2025. On the basis that the development is implemented in accordance with the specification /dated sheet information referenced above in the locations shown on EV Charge Point Location ref: 2565-CDA-00-SL-DR-A- 0522, prior to the proposed accommodation being occupied, and thereafter managed and maintained in accordance with the approved details, condition no.7 is discharged.

Condition no. 8a (Travel Plan)

8a) The Travel plan ref: 250916_SK22577_TP01(-01) has been reviewed and is considered to be satisfactory in respect of part a of condition no.8. On the basis of the Travel Plan referred to above condition no.8a is discharged.

Condition no. 10b (Contaminated Land)

10b) The C322 – Ardwick Green, Manchester Technical Note – Late Design Change Creating Additional Foundation Loading Requirements Along Gridline J Block 2 (Along Cotter St.) report has been examined. The information submitted is a technical report regarding the foundations and the ground at the site, and not a Completion/Verification Report related to the implementation of the previously agreed Remediation Strategy. On this basis insufficient information has been submitted to enable condition no.10b to be discharged.

Condition no. 11b (Acoustic Insulation)

11b)The content of the Airborne Sound Insulation testing in accordance with Test report ref: 85075 dated 20th September 2025 has been considered in the conjunction with the report titled Discharge of conditions by Redfan Solutions ref: 2526-938-5-17-10 received on 27th October 2025, which is related to condition no.12.

Whilst in paragraphs 6.2. and 6.3 in the summary of the Discharge of conditions report ref: 2526-938-5-17-10 states the specifications for APO ventilation strategies have been inspected in line with recommendations; that a full house MVHR system is installed in all properties; and a full inspection of site and documents relating to glazing attenuation has been performed, this

does not address the criteria set out in condition no.11b which requires confirmation that the noise levels set out in the original acoustic report have been complied with. On this basis condition no.11b is not discharged.

Condition no. 30 (Archaeology)

30)The content of the Final Archive Report dated April 2025 ref:61017 issue date 03-04-2025 has been reviewed and is considered to be acceptable. On the basis of the report referenced above condition no.30 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Archaeological Advisory Service

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

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) - -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA