

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/1117

Date registered valid: 24 November 2025

Proposal: Discharge of Conditions 7 (cycle store), 8a (travel plan), 9a (EVC) and 16 (drainage maintenance) attached to Planning Permission referenced 136721/FO/2023.

Address: Site Of Former Day Nursery, Longhurst Road, Manchester, M9 8NS

Ward(s): Higher Blackley Ward

Applicant: Ms Andrea Peak, Terra Nova Development limited

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: 13 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

Description of site/building

Listed building: Not applicable

Conservation area: Crab Lane Conservation Area 1983

Consultations & Notification Responses

MCC Flood Risk Management – 19.12.2025

Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components, and As built construction drawings if different from design construction drawings are required.

The maintenance activities required for the following:

- Oversized surface water pipes
- Flow control device
- Filter drain

It has been stated that “*Hydrobrake and pipes under S104 agreement will be solely maintained by United Utilities and not the responsibility of Great Places*”. Please provide:

Evidence of agreement of adoption from United Utilities.

Environmental Health – 19.12.2025

Have considered the information and can confirm that they have no objection to the discharge of part a of Condition 9, however, part b states:

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

As the submitted plans are proposals only, it is not clear that part b has been fully satisfied.

Highway Services -

1. The applicant is advised that further detail is required on Condition 7 in relation to the cycle storage for the proposed apartment element of the proposed development.
2. Sufficient work has been carried out that allows Highways to recommend a partial discharge of Condition 8.
3. It is considered that insufficient evidence has been provided to allow Highways to recommend Condition 9 for discharge.

Condition 16 is not a matter for the Highways DC team.

Further comments 07.01.2026

1. The applicant is advised that Condition 7 can be partially discharged. This is because it is unknown whether the cycle stores have been placed on site.

For the houses, a Bowker Sadler a designed shed has been submitted. The design is titled 'Longhurst Road, Manchester 20-043', along with the drawing numbered 2118, titled Proposed Site Plan – Cycle Stores'. This is considered acceptable for the houses.

Drawing 2118 sets out the location of the apartment cycle store for eight cycles. Details of the design are seen in drawing 1.0. The shell fabric, the security and its future maintenance have been provided to the satisfaction of Highways DC.

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 (cycle storage)

7) The content of the documentation and plan referenced below has been reviewed and is considered to be acceptable.

-Houses cycle store specification dated 24.09.2025

Received 24th November 2025

-Proposed site plan – Cycle Stores ref: 20-0432118

-The Bike Storage Company 8 Space Amazon Eco Cycle Shelter ref: -
TBSC_8SpAmazonEco_Swing_DR_00-1

Received 6th January 2026

-Whitewood specification sheet received 12th January 2026 and agent email dated 12th January 2026 confirming that the frame of the cycle store would be powder coated and coloured RAL 7016 anthracite grey.

On the basis that the development is implemented in accordance with the documents and plan specified above, prior to the proposed accommodation being brought into use, and be retained thereafter, condition no.7 is discharged.

Condition no. 8a (travel plan)

8a) The content of the documentation and plan referenced below has been reviewed and is considered to be acceptable.

- Travel Plan, DOC REF: CT/230674/TP/01 dated July 2025

-Travel Information Pack

-Travel Survey to be issued to occupants.

On the basis that the development is implemented in accordance with the content of the documents and plan specified above prior to the proposed accommodation being brought into use, condition no.8a is discharged.

Condition no. 9a (EVC)

9a) The content of the documentation and plan referenced below has been reviewed and is considered to be acceptable.

- Rolec Basiccharge data sheet

Received 24th November 2025

-Proposed Site Plan – EV chargers ref: 20-643-2117 rev. B
-External Services, Electrical Vehicle and External Lighting plan ref: 6386-KGA-00-XX-DR-E-0300 rev.C01
Received 5th January 2026

On the basis that the development is implemented in accordance with the documents and plan specified above, prior to the first occupation of the development hereby approved, condition no.9a is discharged.

Condition no. 16 (drainage maintenance)

16) The content of the Drainage maintenance schedule ref: 106420-PEF-XX-XX-RP-D-0001 rev. P01 dated 17.10.2025 received on 24th November 2025 has been reviewed and is not considered to be sufficient to enable condition no.16.

A verification report providing photographic evidence of construction as per design drawings, including flow control and attenuation components, and as built construction drawings if different from design construction drawings are required, together with the maintenance activities for Oversized surface water pipes; Flow control device and Filter drain.

Evidence of agreement of adoption from United Utilities in relation to the Hydro brake and pipes is also required, as the submitted information states that these would be solely maintained under a section 104 agreement by United Utilities.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management
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
Conservation Area - Crab Lane Conservation Area 1983
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 (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA