

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0909

Date registered valid: 23 September 2025

Proposal: Discharge of condition 3 (Materials) and 5 (noise management plan) attached to planning permission 142834/FO/2025.

Address: British Car Auctions, Redgate Lane, Manchester, M12 4RX

Ward(s): Longsight Ward

Applicant: Mr Jeff Clifford BCA Ltd

Agent (if any): Steve Bell, GHP Architects

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

Recommendation: Approve

Date of recommendation: 13 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 3 October 2025 Expired: 24 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: No

Tree Preservation Order: No

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:

Drawing numbered LL-049-IG, stamped as received by the City Council, as Local Planning Authority on 23 September 2025.

Lauralu Materials Specification document, dated 30 October 2024 and stamped as received by the City Council, as Local Planning Authority on 13 October 2025

The information is considered to be acceptable and condition 3 is now formally discharged, subject to the development only being constructed using these approved materials.

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

Infinity Acoustics Noise Assessment & Management Plan (ref: A311BC - 001 - Original Version - 11.08.2025), stamped as received by the City Council, as Local Planning Authority on 23 September 2025.

The information is considered to be acceptable and condition 5 is now formally discharged, subject to the approved plan/measures being implemented in full before the use commences

Appendix 1 – List of consultees & neighbours notified

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA