MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/1107
Date registered valid:	18 November 2025
Proposal:	Discharge of conditions 7 (EVC), 9a (Travel Plan) and 28b (Affordable Housing) attached to planning permission referenced 138482/FO/2023
Address:	Land At Junction Of Devonshire Street & Coverdale Crescent, Manchester
Ward(s):	Ardwick Ward
Applicant:	Mr Chris Hayward, Tyson Construction
Agent (if any):	Mr David Dickerson, DK-Architects
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 December 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:
Printed: 28 November 2025 Expired: 19 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

Consultations & Notification Responses

Highway Services - Condition 7 (EVC):
o 4no. EV charging points is to be provided within the car park - All spaces will have access.
o The EV charger will have a charging unit of 7.4kW.
The information provided is sufficient to recommend the discharge of Condition 7 from a Highways perspective.

Condition 9 (Travel Plan):
o The information provided is sufficient to recommend the discharge of Condition 9a from a Highways perspective.

Housing Strategy – advise that they have reviewed the Affordable Housing Statement and are satisfied with its contents.

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: Approve

Article 35 Declaration

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

Condition no. 7 b(EVC)

7. The EV Charging Specification in EVQD-V01-R0 Quantum Data Sheet received on 18th November 2025 has been reviewed and is considered to be acceptable. These details have been considered in conjunction with the photograph received on 11th December 2025 showing the implementation of the 4no. electric charging points in the locations shown on Proposed site plan ref: 1326- 100 rev.G.

On the basis of the above information condition no.7 is discharged.

Condition no. 9a (Travel Plan)

9a. The Travel Plan ref: 25091/SK22574/ TP01 (-02) received on 18th November 2025 has been examined and is considered to be acceptable. On the basis the development is implemented in accordance with the content of the Travel Plan ref: 25091/SK22574/ TP01 (-02), condition no.9a is discharged.

Condition no. 28b (affordable housing)

28b. The content of the Affordable Housing Statement received on 18th November 2025 has been reviewed and is considered to be satisfactory. On the basis the development is implemented in accordance with the content of the Affordable Housing Statement received on 18th November 2025, condition no.28b is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Housing Strategy Division

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
Area Team Boundary - Name: NORTH AREA