MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0805
Date registered valid:	21 August 2025
Proposal:	Discharge of Conditions 15 (drainage verification) and 16 (contaminated land) attached to planning permission 130916/JO/2021
Address:	City Papers, Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH
Ward(s):	Longsight Ward
Applicant:	Mr Obyda Gawad
Agent (if any):	Mr Robert Spavin Obsidian Design & Build
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	5 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
Printed: 3 September 2025 Expired: 24 September 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

Consultations & Notification Responses

Environmental Health – No objection to the discharge of condition 16 (Contaminated land verification report).

Flood Risk Management Team – The originally submitted and supplementary information received on 15 October 2025 has been assessed. No objection to the discharge of condition 15 (Drainage verification)

United Utilities Water PLC – Do not wish to comment in relation to condition 15.

Environment Agency – Do not wish to comment in relation to condition 15.

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
N/A

Condition(s) to be attached to decision for approval

15) The discharge of Condition 15 (Drainage verification) is approved on the basis that the development has been constructed in accordance with the following documents and drawings received on 21 August 2025 and 15 October 2025:

i. Drainage plan as built Ref: 19.B.12454/20 Rev. H
ii. Letter from Daines and Partners Limited Ref: AM/12454 dated 6 August 2025
iii. Gorebrook Works Manchester – Drainage Maintenance Plan by Carley Daines and Partners Limited dated October 2025.

16) The discharge of condition 16 (Contaminated land) is discharged on the basis that the development has been implemented in accordance with the detail of document referenced:

Verification report – Gorebrook Works. Longsight Ref: GSL3345R01 Version 1 dated 13 August 2025 Final by Ground Solve Ltd.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
United Utilities Water PLC
Environment Agency

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) -
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Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Benefitting From Flood Defences -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA