MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/1146
Date registered valid:	2 December 2025
Proposal:	Discharge of condition 4 (materials) from planning approval reference 138914/FO/2023
Address:	Walkers Of Manchester, Crabtree Lane, Manchester, M11 4GU
Ward(s):	Clayton & Openshaw Ward
Applicant:	Triton Construction
Agent (if any):	Mr Dea Butler UMC Architects
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 January 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

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

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.4 -materials

The following information and plans have been reviewed;

-UCM Architects condition no.4 document
- LPCB – Certificate of Product Approval Certificate Number : 460a Issue 09 for Sandwich Panel Systems date of issue 07 January 2020.
-Tata Steel Colorcoat HPS 200 Ultra product specification
-Tata Steel Trisobuild Site assembled roofing and cladding systems product specification sheets
-Liner profile CA32 1000RL
-Cladding profiles CA32 1000W and CA300MR
-SF52 Curtain Wall Systems specification data sheet
- Horizontally laid Microrib cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Merlin Grey (RAL 180 40 05).
- Horizontally laid trapezoidal profile cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Albatross (RAL 240 80 05).
- Thermally broken polyester powder coated aluminium windows. Finish: Polyester powder coated. Glazing: Grey tinted. Frame Colour: Anthracite (RAL 7016).
– Reveals to ribbon windows , doors and roller shutter doors to be - Colour May Green (RAL 6018)
- Glazed Canopy details as shown on Entrance canopy General Arrangement and details plan ref: C2938-T-22-01 rev.B,

- Trapezoidal profiled roof cladding panels. Finish: Tata Colorcoat HPS200 Ultra. Colour: Goosewing Grey (RAL 7038).
- Steel insulated security door & frame. Finish: Polyester powder coated. Colour: To match adjacent cladding.
- Comar 7Pi Thermally Broken Doors. Finish: Polyester powder coated. Glazing: Grey tinted. Frame Colour: Anthracite (RAL 7016).
- Loading dock door. Finish: Slate Grey
- All guttering to be Anthracite (RAL 7016). All rainwater pipes to match adjacent cladding.
- Unit Numbering 3mm powder coated aluminium plate with matching fixings. Colour: May Green (RAL 6018).

On the basis that the development is implemented in accordance the materials (including specification and colouration) referenced above in locations shown on Units 1-4 – Building Elevations plan ref: 1301 rev. P23; Unit 5 – Building Elevations plan ref: 1302 rev. P15; and Units 6-9 – Building Elevations plan ref: 1303 rev. P14, condition no.4 is discharged.

Appendix 1 – List of consultees & neighbours notified

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
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 (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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA