MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0972
Date registered valid:	7 October 2025
Proposal:	Discharge of conditions 9 (highway works) and 12b (Travel Plan) attached to planning permission referenced 122160/FO/2018
Address:	Belle Vue Greyhound Stadium, Kirkmanshulme Lane, Manchester, M18 7BD
Ward(s):	Longsight Ward
Applicant:	Vistry Group
Agent (if any):	Rebecca Sowerbutts, Pinnacle Planning
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**31.10.2025**

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:
Printed: 15 October 2025 Expired: 5 November 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: Not applicable

Tree Preservation Order: Not applicable

The applicant has advised that the section 278 application reference is 210339H.

Consultations & Notification Responses

Highway Services - 27.10.2025

Condition no.9) A Section 278 application for highways works has not yet been received, therefore Highways cannot currently support the discharge of this condition. If the applicant has submitted an application can they please confirm the application details and reference number. Highways cannot currently support the discharge of this condition until that information has been received.
This should be undertaken through the Manchester City Council Highways Statutory Approvals team so that a process can be determined and taken forward.

Condition no.12b) The information provided is sufficient to allow us to recommend the discharge of this condition from a Highways perspective

Further comments 28.10.2025
Statutory Approvals have confirmed that the bond has not yet been secured, and they are therefore unable to discharge the Highways Works condition at the moment.

Further comments 31.10.2025

CONDITION 9) Highways can recommend discharge of Condition 9 - please can the developer be made aware that this does not infer approval from a section 278(Highways Act) and/or traffic regulation order perspective.
CONDITION 12b) The information provided is sufficient to allow us to recommend the discharge of this condition from a Highways perspective.

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. 9 (highway works)
9)The details on the following plans and content of the documents specified below have been reviewed:

Section 278 Visibility Plan ref: ELL-18039-B-CS-507
Section 278 General Arrangement Plan ref: ELL-18039-B-CS-550 rev.V

Section 278 Kerbing Layout Plan ref: ELL-18039-B-CS-551 rev.L
Section 278 Road Marking and Signage Layout Plan ref: ELL-18039-B-CS-553 rev.Q
Bus Stop Plan ref: ELL-18039-B-CS-554
Section 278 Highway Construction Details Plan Sheet 1 of 2 ref: ELL-18039-B-CS-555 rev.F
Section 278 Highway Construction Details Plan Sheet 2 of 2 ref: ELL-18039-B-CS-556 rev.B
Section 278 Layout Plan Sheet 1 ref: ELL-18039-B-CS-557
Section 278 Layout Plan Sheet 2 ref: ELL-18039-B-CS-558
Vehicle Swept path analysis (Bus) plan ref: ELL-18039-B-CS-706 rev. B
Vehicle Swept path analysis (Pink Bank Lane) plan ref: ELL-18039-B-CS-707 rev.A
210339H - Belle Vue Greyhound Stadium - 11th & Final Technical Review dated 16 July 2025

On the basis of the content of the document and plans referenced above being implemented and all the agreed works being completed, and thereafter retained and maintained in situ, condition no.9 is discharged.
This discharge of condition consent, however, does not infer approval from a section 278(Highways Act) and/or traffic regulation order perspective.

Condition no. 12b (Travel Plan)

12b) The content of the Travel Plan (July 2025 Update) reference: CBO-0527-007 issue 3 final dated 30.07.25 has been reviewed and is considered to be satisfactory. The approved travel plan shall be implemented in full at all times when the development hereby approved is in use.

Appendix 1 – List of consultees & neighbours notified

Highway Services

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
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