

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0897

Date registered valid: 19 September 2025

Proposal: Discharge of Condition 3 (Materials), 8 (Construction Management Plan), 14 (Noise), 17 (Drainage) and 23 (TV Reception) attached to planning permission 134738/FO/2022

Address: 2 Swallow Street, Longsight, Manchester, M12 4GH

Ward(s): Longsight Ward

Applicant: Zeeshan Shahid Pinnacle Estates MCR Ltd

Agent (if any): Philip Holmes PHA Architects Ltd

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 11 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 25 September 2025

Expired: 16 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

Consultations & Notification Responses

Environmental Health – The following comments have been received:

- i. Condition 8 (Construction Management Plan (CMP)) – Details of best practice measures during construction are requested for incorporation into the plan.
- ii. Condition 14 (Noise) - The report recommends the developer consult with a mechanical services engineer to propose a suitable ventilation system for the residential units, and detailed proposals be forwarded for the acoustic engineer's review. This recommendation is accepted, and further details should be submitted for approval in due course.

Highways – The following comments have been received:

Condition 8 (Construction Management Plan (CMP)) – Request that the CMP is supplemented with a swept path analysis to demonstrating access and egress to the adjacent sections of highway by the largest operating construction vehicles during the related phase of the development.

Flood Risk Management – The following information is required:

- i. The design and specification of the drainage system, with specific reference to:
 - A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
 - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
 - There are no dimensions of the proposed cellular tank in the micro-drainage model, it is not clear if infiltration has been used to model the permeable paving and the cellular tank.
 - Construction details of flow control and the proposed cellular tank.
 - Details of silt trap upstream of the cellular tank.
- ii. Related hydraulic calculations.
- iii. The modelled cellular tank and permeable paving, dimensions should be provided in the micro drainage model with clarification of the uses of infiltration.

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:

Article 35 Declaration

N/A

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

3) The discharge of condition 3 (materials) is refused as satisfactory details have not been provided in relation to:

- i. Contrasting brickwork to soldier course lintels to new window openings, parapets and horizontal brick banding detail on the approved drawings relation to the south and east elevations.
- ii. The specification of down water pipes
- iii. Inappropriately designed railings and the omission of detailed specification of proposed gates.

The Council as local planning authority is minded to approve the following materials:

- i. Brickwork – Weinberger Sandown Smooth Red (215 mm (L) x 102.5 mm (W) x 73 mm (H)) to be implemented in accordance with elevational details specified in the approved drawings.
- ii. Roofing – Cwt Y Bugail County Grade Welsh Slated Roof tile in blue /grey (500 mm x 250 mm).
- iii. Rainwater goods – 100 mm cast half round gutter in black aluminium.
- iv. Window frames – The proposed colouration of anthracite grey (RAL 7016) subject to confirmation that this treatment is applied to window frames designed in accordance with the approved drawings.
- v. Soffit and fascia – Their related formation in timber is acceptable subject to the incorporation of an anthracite grey (RAL 7016) colour treatment.

8) The discharge of condition 8 (Construction Management Plan) is refused, as a swept path analysis has not been provided demonstrating access and egress to the adjacent sections of highway by the largest operating construction vehicles during the related phase of the development.

14) The discharge of condition 14 (Noise) is refused as at this stage the acoustic assessment has not been related to a proposed ventilation system for the residential units. The future requirements for noise attenuation have not therefore been indicated.

17) The discharge of condition 17 (Drainage) is refused as insufficient information has been submitted in relation to:

- i. The design and specification of the drainage system, with specific reference to:
 - A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.
 - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
 - There are no dimensions of the proposed cellular tank in the micro-drainage model, it is not clear if infiltration has been used to model the permeable paving and the cellular tank.
 - Construction details of flow control and the proposed cellular tank.
 - Details of silt trap upstream of the cellular tank.
- ii. Related hydraulic calculations.
- iii. The modelled cellular tank and permeable paving, dimensions should be provided in the microdrainage model with clarification of the uses of infiltration.

23) The discharge of condition 23 (TV Reception) is refused as no information as been received relating to analysis of TV reception and any required mitigation works.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: NORTH AREA