

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0998

Date registered valid: 15 October 2025

Proposal: Discharge of Condition 3 (Construction Management Plan) attached to planning permission 143786/VO/2025

Address: Gorton Retail Market, Garratt Way, Manchester, M18 8LD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Tim Farnworth, Halliday Meecham Architects

Agent (if any): Mr Tim Farnworth, Halliday Meecham Architects

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 21 October 2025 Expired: 11 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health – The information submitted is sufficient to address the condition.

Highway Services – 03.11.2025

HIGHWAYS RESPONSE:

A temporary compound is to be utilised on land adjacent to the site. Access to the compound is via Garrat Way. Clarification is sought on the frequency of vehicular activity at the site including vehicle type.

Highways request that swept path assessments are provided which demonstrates the largest anticipated construction/delivery vehicle accessing the site compound, manoeuvring and then exiting in a forward gear.

Banksman will be present - This is welcomed by Highways. Further information is required on the impact on Garratt Way.

o Noted that plant and material will be stored on-site within the boundary.

o Contractor parking is to be within the temporary compound.

Clarification is sought on the location of welfare facilities, waste storage and loading/unloading areas.

Traffic Management Plan in the appendices of the CMP should be provided for review.

o Construction traffic, plant and material deliveries will be undertaken outside of peak times.

o Site is to be secured with Heras fencing around the perimeter along with the temporary compound.

Will the proposed 2.4m high hoarding affect pedestrian movement along the adopted footway?

o Highways request that a clear and updated site set up plan is provided highlighting:

- welfare facilities,
- material and plant storage,
- waste storage,
- loading/unloading areas,
- Contractor parking and
- Site hoarding

o A photographic dilapidation survey of the adjacent highway areas has been undertaken. A comprehensive site dilapidation survey is to be carried out. This should be provided to Highways for review prior to commencement of works.

A comprehensive dilapidation survey will be required post-construction.

o The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to:

highwaylicences@manchester.gov.uk.

The information currently provided is insufficient to recommend discharge.

Further comments 17.11.2025

- A temporary compound is to be utilised on land adjacent to the site. A laydown area, site office & welfare and site parking is to be contained within the compound.
- It is understood that the following vehicles will access the site:
 - Large delivery vehicle (twice weekly); and
 - Dumper site plant (twice daily)
- There will be little impact to Garrat Way as deliveries will be made to the off-site compound area.
- Site is to be secured with Heras fencing around the perimeter.
- It is not envisaged that road closures will be needed. However, temporary closures/licenses will be applied for with MCC.
- A photographic dilapidation survey of the adjacent highway has been undertaken – Acceptable in principle.
- A full highway dilapidation survey will be carried out prior to any commencement on site – This should be provided to Highways for review.
- Any requirements for temporary traffic and pedestrian management will require agreement with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

It is recommended that Condition 3 be discharged, subject to compliance with any licensing agreements and any appropriate traffic and pedestrian management measures.

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 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: Approve

Article 35 Declaration

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

Condition 3 (Construction Management Plan)

3) The Construction Management Plan (Gorton Market Landscaping Extension) ref: Nov 2025 Rev-1 received 5th November 2025 has been reviewed in conjunction with :

-Appendices 01 –Site Dilapidation Survey.

-Appendices 02 - Traffic Management & Swept path study

received 14th November 2025.

On the basis that the development is implemented in accordance with the document and appendices referenced above for the duration of the construction period, condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

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