MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant	Agent (if used)
Zayn Saleemi Brightwise Constructions Ltd Cheetham Hill Road Manchester M4 4ES	Mr Saghir Hussain Create It Studio Architects 3 Stevenson Square Manchester M1 1DN

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 7 (Construction Management Plan), 10 (Waste Management), 12 (Part A Contaminated Land), 13-15 (Noise), 19 (Secure by design), 22-23 (Travel Plan) and 25 (Bat Boxes) attached to planning permission 141647/FO/2024

Location: Land Adjacent To 67 Cheetham Hill Road, Manchester, M4 4ES

Date of application: 3 October 2025

Application number: CDN/25/0962

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

C7 CMP
The discharge of condition 7 (Construction Management Plan) is approved subject to the construction phase of the development being undertaken in accordance with document referenced A1488_67 Cheetham Hill Road: Construction and environmental management plan by Create It Studios dated April 2025.

C10 Waste
The discharge of condition 10 (Waste Management) is approved subject to the implementation of the development in accordance with drawing referenced Waste Management ref: A1488(02)AP006 Rev C3 and Revised waste management proforma stamped as received by the City Council as local planning authority on 14 November 2025.

The approved details relate to the provision of separate bin storage arrangements for the respective Class C3 and Class E uses and shall be implemented as part of the development and shall remain in situ whilst it is in operation.

C12 Contam Land
The discharge of Part A condition 12 (Contaminated Land) is approved subject to the implementation of the development in accordance with document referenced: Letter from Demeter Environmental Ltd Ref: Ground Investigation at 67 Cheetham Hill Road Manchester M4 4ES and Phase I Desk study report for land adjacent to 67 Cheetham Hill Road, Manchester, M4 4ES by Demeter Environmental Ltd Ref: 23-03-12 Revision 1 Report Status: Final September 2025.

A 'watching brief' should be maintained during the implementation of the development to ensures that any unidentified contamination or asbestos will need to be recorded and reported.
Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

C25 Bat box
The discharge of condition 25 (Bat and bird boxes) is approved subject to the development being implemented in accordance with document referenced Ecological Enhancement Plan Ref: Q14395 Version 2 dated 2 September 2025 by Pro Hort Horticulture Managed. The approved scheme be implemented before the occupation of any part of the authorised apartments and maintained in situ thereafter.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

C13 Noise Class E
The discharge of conditions 13 (Noise - Class E use) is refused as the submitted report, referenced Brightwise Constructions Limited Noise Impact Assessment Report: Land adj. 67 Cheetham Hill Road, Manchester Report Ref: P8470-R1-V2 Version 2 dated 12 September 2025, does not demonstrate how the future operation of music or amplified sound would be attenuated or otherwise managed.

C14 Class C3
The discharge of conditions 14 (Noise - Class C3 use) is refused as the submitted report, referenced Brightwise Constructions Limited Noise Impact Assessment Report: Land adj. 67 Cheetham Hill Road, Manchester Report Ref: P8470-R1-V2 Version 2 dated 12 September 2025 does not demonstrate appropriate the authorised apartments would incorporate satisfactory attenuation of noise from Cheetham Hill Road. Appropriate arrangements for related ventilation have not been demonstrated.

C15 Noise Ex equipment

The discharge of condition 15 (Noise - External equipment) is refused as the submitted report, referenced Brightwise Constructions Limited Noise Impact Assessment Report: Land adj. 67 Cheetham Hill Road, Manchester Report Ref: P8470-R1-V2 Version 2 dated 12 September 2025 does not reference detail and specification of the selected plant and equipment to be installed as part of the development and related requirements for acoustic attenuation measures.

C19 SBD
The discharge of condition 19 (Secured by design) is refused as the submitted details do not reference site specific measures to reduce the risk of crime and to secure the proposed building.

C22 C3 TP
The discharge of condition 22 (Class C3 Travel Plan) is refused as the submitted plan does not include details of arrangements for the future surveying of travel patterns and monitoring and reviewing the travel plan.

C23 Class E TP
The discharge of condition 23 (Class E Travel Plan) is refused as the submitted plan does not include details of arrangements for the future surveying of travel patterns and monitoring and reviewing the travel plan.

Date: 27 November 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.