MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0962
Date registered valid:	3 October 2025
Proposal:	Discharge of Conditions 7 (Construction Management Plan), 10 (Waste Management), 12 (Contaminated Land), 13-15 (Noise), 19 (Secure by design), 22-23 (Travel Plan) and 25 (Bat Boxes) attached to planning permission 141647/FO/2024
Address:	Land Adjacent To 67 Cheetham Hill Road, Manchester, M4 4ES
Ward(s):	Cheetham Ward
Applicant:	Zayn Saleemi, Brightwise Constructions Ltd
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Split Decision (Approved & Refused)
Date of recommendation:	26 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

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: No

Tree Preservation Order: No

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: Split Decision **(Approve and Refuse)**

Article 35 Declaration

N/A

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

7. 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.

10. 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.

12. 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.

13. 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.

14. 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.

15. 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.

19. 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.

22. 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.

23. 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.

25. 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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