

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0215

Date registered valid: 11 March 2025

Proposal: Discharge of conditions 1 (timescale), 2 (specified plans), 4 (waste) and 7 (landscape) attached to planning permission 137549/VO/2023

Address: Cringle Park , Crossley Road, Manchester

Ward(s): Burnage Ward

Applicant: Mr Philip Schofield Manchester City Council

Agent (if any): Mr Philip Schofield Manchester City Council

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 November 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 March 2025 Expired: 4 April 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

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

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

1) The following information has been submitted for approval in respect of this planning condition:

Photographs showing the development in situ, stamped as received by the City Council, as Local Planning Authority, on 6 March 2025.

Email from Edward Faherty, dated 4 November 2025, which confirms that the development was installed on site on 6 May 2024.

The information is considered to be acceptable and condition 1 is now formally discharged.

2) The following information has been submitted for approval in respect of this planning condition:

Photographs showing the development in situ, stamped as received by the City Council, as Local Planning Authority, on 6 March 2025.

Email from Edward Faherty, dated 4 November 2025, which confirms that the trellis installed is coloured green, in accordance with the approved plans.

The information is considered to be acceptable and condition 2 is now formally discharged.

4) The following information has been submitted for approval in respect of this planning condition:

Waste Management Strategy dated 6 July, 2023 and stamped as received by the City Council, as Local Planning Authority, on 13 July 2023

Application form detailing the waste management arrangements for the site, stamped as received by the City Council, as Local Planning Authority, on 6 March 2025

The information is considered to be acceptable and condition 4 is now formally discharged, subject to the approved measures being implemented as part of the development and remaining in situ whilst the use or development is in operation.

7) The following information has been submitted for approval in respect of this planning condition:

Application form detailing the landscaping maintenance and management arrangements for the site, stamped as received by the City Council, as Local Planning Authority, on 6 March 2025

The information is considered to be acceptable and condition 7 is now formally discharged, subject to the development being maintained in accordance with these approved details.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA