

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/26/0161

Date registered valid: 19 February 2026

Proposal: Discharge of conditions 5a (noise), 7 (waste) and 8 (cycle storage) attached to planning permission referenced 141378/FO/2024.

Address: 550 - 552 Stockport Road, Manchester, M12 4JJ

Ward(s): Longsight Ward

Applicant: Fareed Primal Properties Ltd

Agent (if any): Mr Ceri Turner-Hill Atelier Two

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

Recommendation: Approve

Date of recommendation: 6 May 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 25 February 2026 Expired: 18 March 2026

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

Highway Services – No objection to the discharge of conditions 7 and 8.

Environmental Health – The following comments have been received:

- i. Condition 5A (noise) – No objection to the discharge of condition 5A subject to the implementation of the development in accordance with the submitted details and emails of clarification from the appointed agent. Post completion testing is required under part B of condition 5 and should confirm that the Council's internal noise criteria have been met. As part of the related post completion report, the MEV system must be operating in any summer boost mode (not necessarily purge mode) during these tests.
- ii. Condition 7 (waste) – Is recommended for discharge based on the implementation of the development in accordance with the submitted details, including emails of clarification from the appointed agent.

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

N/A

Condition(s) to be attached to decision for approval

5) The discharge of condition 5a (noise) is approved subject to the development being implemented in accordance with the following noise attenuation details:

- i. Residential noise assessment Ref: NP-013206 Rev 01 24 September 2025
- ii. Document - Dwellings with cross ventilation calculator too for moderate risk location
- iii. Email dated 6 May 2026 from Atelier Two Architecture confirming that noise attenuation measures will accord with Part O of the Building Regulations.

The approved noise insulation and ventilation details shall be implemented before the occupation of the authorised flats.

Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

7) The discharge of condition 7 (waste) is approved subject to the development being implemented in accordance with the detail of drawing reference Refuse / Cycle Storage Ref: 2440/PL600 Rev A and email of 6 May 2026 from Atelier Two Architecture relating to the arrangements for cleaning of bin enclosures and the presentation of bins for collection and

return to bin enclosure. The approved waste and recycling management scheme shall be implemented upon occupation of any part of the development and maintained in situ thereafter.

8) The discharge of condition 8 (cycle storage) attached to planning permission is approved subject to the development being implemented in accordance with the detail of drawing reference Refuse / Cycle Storage Ref: 2440/PL600 Rev A. The implemented cycle storage shall be in place upon occupation of the development and maintained in situ thereafter.

Informatives

1) Condition 5 B (Noise) - Post completion testing is required under part B of condition 5, in order to confirm that the Councils internal noise criteria have been met. As part of the related post completion report, the MEV system must be operating in any summer boost mode (not necessarily purge mode) during these tests.

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA