

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/26/0154

Date registered valid: 17 February 2026

Proposal: Discharge of Conditions 3 (CMP), 7a (Ground conditions) and 12 (drainage) attached to Planning Permission referenced 144410/FO/2025.

Address: The Manchester College (Openshaw Campus), Ashton Old Road, Openshaw, Manchester, M11 2WH

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Niall Wright, The Manchester College

Agent (if any): Mrs Melissa Murphy, 10architect Ltd

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

Recommendation: Approve

Date of recommendation: 8 May 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 20 February 2026 Expired: 13 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:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Highway Services - A Construction & Environmental Management Plan (CEMP) has been submitted.

The CEMP confirms that no more than one large vehicle will be on-site at any one time with no more than 3 large deliveries being made to the site each week. Delivery times will avoid the peak periods. For large deliveries these will be arranged for early AM to ensure efficient handing to minimise traffic distribution.

The CEMP confirms that 18.5m articulated HGVs are anticipated and swept path analysis has been undertaken to demonstrate that vehicles can reverse into the site and egress the site in forward gear the site safely. The Site Manager and College will work together to provide additional space within the car park for large delivery vehicles to park.

A delivery management strategy will be in place and all deliveries will be pre-arranged.

Deliveries and subcontractors will be made aware that access to the site is from Ashon Old Road, on to Welcomb Street, Whitworth Street, Cheam Close and into the site. The existing

vehicle and pedestrian access from Cheam Close will be utilised. Swept path analysis demonstrates that an 18.5m vehicle can reverse into the site and egress in forward gear safely. It is noted that a banksman will be in place during deliveries.

The CEMP states that car parks across the college campus are well used by staff and students and therefore it is not feasible to provide parking to contractors/subcontractors. It is noted that on-street parking can take place on one side of Cheam Close and on a stretch of Whitworth Street from the junction of Welcomb Street. It is noted that existing on-street parking takes place along Cheam Close and the non-restricted section of Whitworth Street. The Site Manager will be responsible for instructing contractors/subcontractors that parking should not take place on the pavement.

A Traffic Management Plan has been prepared. It is requested that the applicant engage directly with the team (via highwaynetworkmanagement@manchester.gov.uk) to arrange a site meeting and agreed a finalised Traffic Management Plan.

The CEMP confirms that signage will be in place to advise vulnerable road users of the construction site entrance and a banksman will be in place to manage vehicles. The proposed signage should form part of a pedestrian and cycle management strategy.

A Highway Dilapidation Survey has been undertaken. This is acceptable to Highways. A post-construction Dilapidation Survey should also be undertaken and shared with MCCs Event and Network Management Team.

Wheel washing will be in place.

Road sweeping will be in place when necessary.

Dust Management will be in place.

Waste Management will be in place.

Noise Management will be in place.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email highwaylicences@manchester.gov.uk.

The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

Environmental Health -11.03.2026

Condition 3 (CMP)

The submitted CMP does not include proposed site working hours, however, as these are not required by the condition and there are no nearby noise-sensitive receptors, they do not have any significant concerns on this point.

They have no objection to discharging the condition, unless the LPA wish to request a revised CMP.

Condition 7a (Ground conditions)

The following report has been submitted:

- Earth Environmental & Geotechnical Phase 2 GeoEnvironmental Ground Investigation, Ref: A7009/25/SI Version V2, Date: 8th October 2025.

The Phase 2 report does not refer to previous reports.

Part a of Condition 7 requires a Preliminary Risk Assessment to be submitted for approval prior to any Site Investigation, therefore they cannot currently recommend discharge of the condition.

Further comments 23.03.2026

CMP: Have no objection to the working hours as there are no sensitive receptors nearby.

Contaminated Land: If the EEG Phase I report informed the subsequent site investigation undertaken by EEG for their Phase II report, it should be referenced within that report.

Further comments 08.05.2026

Have read the following reports:

- Phase I GeoEnvironmental Desk Study, Manchester College Openshaw, EEG, Reference: A2876/19, Dated: May 2019
- Phase II GeoEnvironmental Site Investigation, Openshaw Campus, EEG, Reference: A7009/25/SI/V3, Dated: October 2025

The Desk Study is over five years old which would not generally accept. But given that the site was a car park in 2019 and it is still a car park now the risks are unlikely to have changed. In this case we will accept the report in terms of the historical background of the site. As the report was for a different development on site it only recommends a watching brief. For this current development a site investigation has been undertaken.

The site investigation has found some elevated contaminants compared to a residential without plant uptake end use, these are arsenic, lead, beryllium and copper. Asbestos has also been found in the form of Chrysotile and Amosite fibre bundles and chrysotile insulation debris, with a maximum quantification of 0.006%.

Gas monitoring has been undertaken on three occasions, no methane was detected and carbon dioxide was measured at a maximum of 6.2%v/v. Their risk assessment is based on the technical paper Risk and Reliability in Gas Protection Design (Card et al 2019), which is specifically for continuous monitoring so it not applicable in this case. They have however also used ternary plots to show that the gas is from biological respiration and not landfill gas. Therefore, we agree with the conclusion that the site is Characteristic Situation 1 and gas protection measures are not required.

No remediation has been recommended due to the end use and low risks from contamination. An asbestos management plan will need to be produced and site personnel aware of it. Consultation has been recommended with the water utility provider due to hydrocarbons in the soil. A watching brief should also be undertaken for any unexpected contamination and they will need to retain Waste Transfer Notes for the validation report.

The site investigation and recommendations are accepted and they can recommend discharge of condition 7a.

LLFA - 22.04.2026

The proposed development is located on a brownfield site and is identified as being within an area at risk of surface water flooding in accordance with the Council's GIS and Environment Agency mapping. The submitted Drainage Strategy Report (Ref: 9529 SWF XX XX TR S 0201)

prepared by SWF Consulting does not adequately acknowledge or assess this constraint, and further information is required before the LLFA can support the proposal.

As the site is brownfield, the applicant is required to clearly identify and quantify the existing impermeable area across the site. The submission does not provide sufficient detail regarding current hardstanding coverage or baseline drainage conditions. Consequently, the existing runoff rates from the site have not been robustly calculated or demonstrated.

Where a piped drainage system is already present, the applicant must estimate the existing hydraulic capacity of the system, including pipe diameters, gradients, construction material, and discharge points. Evidence should be provided to demonstrate how these parameters have been derived and how they influence the proposed drainage strategy.

Several submitted drawings are unreadable and must be resubmitted in a clear and legible format. In addition, the LLFA requires hydraulic modelling outputs to demonstrate that the drainage system operates safely for the following storm events:

- 1 in 2-year
- 1 in 30-year
- 1 in 100-year + climate change allowance (45%)

The modelling should confirm that no internal flooding occurs during the 1 in 30 year event and that exceedance flows during the 1 in 100 year + climate change event are managed safely on site, without increasing flood risk on or off site.

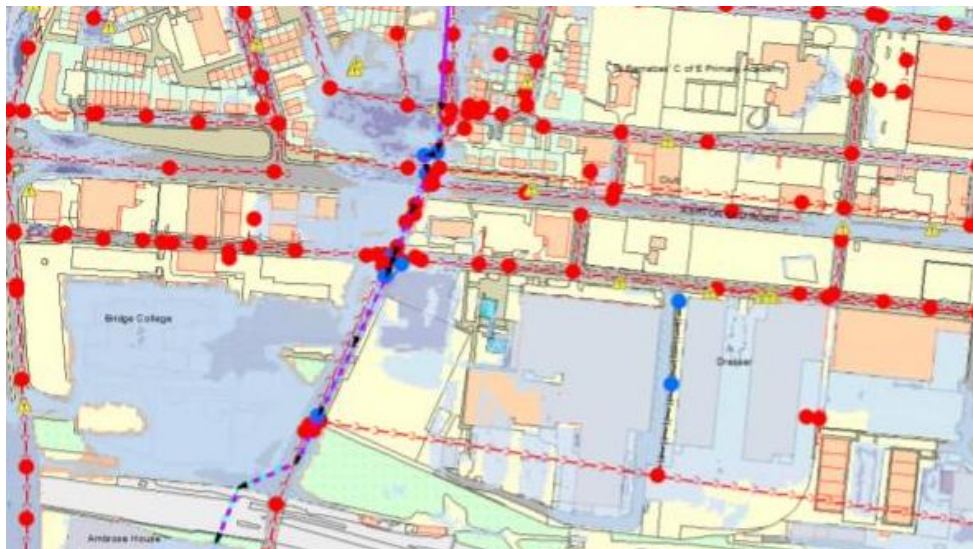
Given that the site lies within an area susceptible to surface water flooding, the drainage design must demonstrate how flows entering the site are managed and how the development will not exacerbate existing flooding mechanisms. This assessment is currently absent and must be addressed in a revised submission.

At this stage of the application, the LLFA requires confirmation of who will be responsible for the operation and maintenance of the proposed drainage system for the lifetime of the development. This should be supported by:

- A detailed maintenance schedule, including inspection and maintenance frequencies
- A site plan clearly identifying:
 - Drainage assets
 - Access points
 - Maintenance access routes and easements
 - Outfalls

The plans must demonstrate that there is sufficient space to safely access drainage infrastructure, undertake routine and reactive maintenance using appropriate plant and equipment, and manage any arisings generated during maintenance activities.

In its current form, the submitted information is insufficient to demonstrate that the development will manage surface water appropriately or will not increase flood risk elsewhere. The LLFA therefore objects to the application until the above matters have been satisfactorily addressed through a revised drainage strategy and supporting documentation.



The planning agent has responded to the concerns raised regarding their submission for the discharge of condition 12 (drainage) under the planning approval 144410/FO/2025.

They ask that it is noted that their proposed drainage strategy is to be connected into the existing Hydrobrake installed as part of the Sports Hall drainage strategy and this water then discharges into the existing combined sewer and does not connect into the culvert.

Their understanding is that planning condition 27 under approval 124268/FO/2019 was split into phases. The first phase of the drainage, that constructed to serve the Sports Hall, was discharged, it is only the second phase of works that connect into the culvert which have not been discharged.

Furthermore, regarding the connection installed within the second phase of works, they understand that a verification report has been requested with photographic evidence of the construction as per the design drawings before condition no. 28 can be discharged. Unfortunately, the connection is not visible as the manhole is flooded with stagnant water.

Further comments 06.05.2026.

The LLFA is unable to recommend discharge of condition 12 due to works already been undertaken and connection made, however the LLFA do not raise objection to the Local Planning Authority discharging Condition 12 to help close this matter off.

Informative

Note: Under Section 23 of the Land Drainage Act 1991, the LLFA are unable to retrospectively offer consent to works and will add this information to file.

Issues

A Phase II Geoenvironmental Ground Investigation version 3 report has been received which references Phase 1 Geo Environmental Desk Study for the Sports Hall on site (Report reference A2876/1), and states this previous report should be read in conjunction with this report, as per the issue raised by Environmental Health officers.

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 no. 3 (CMP)

3)The content of the Construction and Environmental Management Plan App No. 144410FO2025 has been reviewed in conjunction with Agent email dated 16th March 2026 confirming the contractor working hours as 07:00 to 17:00 Mondays to Saturdays. On the basis of the content of the documents being fully implemented for the duration of the construction period referenced above condition no.3 is discharged.

Condition no. 7a (Ground conditions)

7a)The content of the following documents has been reviewed

- Phase 1 Geoenvironmental Desk Study report ref: A2876/19 dated 31st May 2019
received 16th March 2026

- Earth Environmental & Geotechnical Phase 2 GeoEnvironmental Ground Investigation,
Ref: A7009/25/SI Version V3, Date: 8th October 2025 received 8th May 2026

On the basis of the content of the documents referenced above condition no.7a is discharged.

Condition no.12 (drainage)

12) The content of the Drainage Strategy Report ref: 9529-SWF-XX-XX-TR-S-0201 Version :P01 dated February 2026 has been reviewed in conjunction with the content of the email from the planning agent dated 27th April 2026. This email states that proposed drainage strategy is to connect into the existing Hydrobrake installed as part of the Sports Hall drainage strategy, and this water then discharges into the existing combined sewer and does not connect into the culvert. Furthermore, that planning condition 27 related to the Sports Hall development (ref:124268/FO/2019) was split into phases, and the first phase of the drainage, that was constructed to serve the Sports Hall, was discharged.

On the basis of the content of the email and report referenced above, and that the development is constructed and completed in accordance with the approved details prior to the first occupation/use of the development, condition no.12 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) 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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA