

DELEGATED REPORT

Report by Helen Pressley	Date of report: 01/07/2026	Ref: 73162/CONDIS
Registration: 08/06/2026	LDFC: 30/06/2026	Expiry Date: 03/08/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge conditions 9. (bat roosting), 10. (demolition), 11. (surface water) on planning permission 58638

Location: Polyflor Limited, Leicester Road, off Radcliffe New Road, Manchester, M45 7NG

Description

Planning permission has been granted for a single storey building for the warehousing of manufactured materials and for the demolition of a two storey brick building to create a new parking area for HGV vehicles.

Application to discharge conditions 9. (bat roosting), 10. (demolition), 11. (surface water) on planning permission 58638

Relevant Planning History

58638 - Erection of single storey industrial building (Class B2) and demolition of vacant building to allow new transport loading area - Approve with Conditions 27/08/2015

Publicity

N/A

Statutory/Non-Statutory Consultations

Drainage Section - We raise no objection to the discharge of Condition 11

Greater Manchester Ecology Unit - Condition 9 can be discharged subject to the demolition commencing prior to April 2028.

United Utilities (Water and waste) - Clarification requested on submission of documentation. LPA confirmed that the application form confirmed that *the existing site drainage is not effected by the demolition, as all drains and culverts within the building are to be maintained. The first stage of this development included a rain water harvesting system which we use as grey water within the Polytred buildings.* No further comments from UU received.

Transport for Greater Manchester - Building is some distance away from the metrolink and therefore no comment to make.

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 9

Where demolition hereby approved does not commence before 30th April 2016, the building will be re-surveyed for bat roosting potential and the findings and any necessary

mitigations shall be supplied to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those approved details.

Reason. The scheme sufficiently provides details of ecological surveys which are time limited in their relevance pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment (para 113).

As required by the condition an updated bat report has been provided. As previously no bats were found to be roosting in the building proposed for demolition. Condition 9 can therefore be discharged subject to the demolition commencing prior to April 2028.

Condition 10

No demolition shall take unless and until a scheme showing details of a methodology of demolition and land retention and the proposed retaining wall structure, to the north of the existing lodge, (where the existing building is to be demolished) have been submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.

Reason. The scheme does not provide full details of the retaining wall calculations or methodology of implementation. Such a scheme would ensure that the potential impacts of implementation of the development in relation to adjoining Metrolink infrastructure is not put at risk, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment (para 109).

TfGM/Metrolink have reviewed the location of the building to be demolished and confirm that it is some distance from the metrolink and as such they have no comments to make.

Condition 11

No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system, including any provision of a SUDS scheme has been approved by the Local Planning Authority. The scheme shall be implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

Reason. The application does not include details of surface water drainage and therefore the pre-start requirements are to reduce the increased risk of flooding and pursuant Chapter 10 of the National Planning Policy Framework and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk.

On the basis that the drainage scheme was submitted and implemented in connection with the development, which has been completed for a considerable period of time, and there is no evidence to suggest that the implemented drainage arrangements are unacceptable, the Drainage Section raise no objection to the discharge of Condition 11

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of application 58638 are approved:
Condition 9 - Bat roosting
Condition 10 - Demolition
Condition 11 - Surface water

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 01/07/2026		HL 2/7/26	