

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132872/FO/2022

Date registered valid: 28 February 2022

Proposal: Conversion of dwellinghouse into 2 self-contained flats including elevational alterations and addition of a staircase to the rear to form a new entrance to upper floor flat

Address: 56 Bank Street, Manchester, M11 4BU

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Idnan Ahmed 56 Bank Street, Manchester, M11 4BU

Agent (if any): Mr Shariq Poonawala SPA Unsworth Moss Farm, Simon Lane, Middleton, M24 4SH

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

Recommendation: Withdrawn

Date of recommendation: 22 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 28 February 2022 Expired: 21 March 2022

Neighbour notifications

Printed: 28 February 2022 Expired: 21 March 2022

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:

Withdrawn by email dated 21 April 2022

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: Withdrawn

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

Flat 2, 52A Bank Street, Newton Heath, Manchester, M11 4BT
Flat 1, 52A Bank Street, Newton Heath, Manchester, M11 4BT
52 Bank Street, Newton Heath, Manchester, M11 4BT
58 Bank Street, Newton Heath, Manchester, M11 4BU
50 Bank Street, Newton Heath, Manchester, M11 4BT
45 Midlothian Street, Manchester, M11 4EP
43 Midlothian Street, Manchester, M11 4EP
Evans Cycles, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
Ravensbury Community School, Tartan Street, Manchester, M11 4EG
62 Bank Street, Newton Heath, Manchester, M11 4BU
64 Bank Street, Newton Heath, Manchester, M11 4BU
60 Bank Street, Newton Heath, Manchester, M11 4BU
54 Bank Street, Newton Heath, Manchester, M11 4BU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2