

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0009

Date registered valid: 12 January 2022

Proposal: Discharge of conditions 6 (Sustainable Drainage) and 9 (cycle storage) attached to planning permission ref:131962/JO/2021

Address: Crossley Street, Manchester, M18 8BA

Ward(s):

Applicant: Mr Graham Lonsdale Mears New Homes 5 Hepton Court , York Road, Leeds , LS9 6PW

Agent (if any): Mr Joseph Smith Triangle Architects Raven House, 113 Fairfield Street, Manchester, M12 6EL

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

Recommendation: Approve

Date of recommendation: 23 January 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 14 January 2022 Expired: 4 February 2022

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 -The submitted information is sufficient to allow them to recommend the discharge of this condition from a Highways perspective.

Flood Risk Management - The information submitted and uploaded onto the planning portal on 12th January 2021 has been considered, and they have no further comments regarding condition 6 and recommend it is discharged.

Issues

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

6) The submitted Maintenance & Verification report ref: 069912-CUR-00-XX-RP-002 revision P03 dated 21st October 2021, which includes maintenance strategy, as-built drawings and photographic evidence of the Sustainable Drainage Scheme has been examined, and is considered to be satisfactory. On the basis the approved scheme is implemented in accordance with the maintenance details and thereafter managed and maintained for as long as the development remains in use, condition no.6 is discharged.

9) The submitted Crossley Street - Bike Shed Specification, which illustrates the proposed secure bike sheds, has been examined, and the details contained therein are considered to be acceptable. On the basis that the approved bicycle shed design is implemented in the previously approved locations shown on plan ref: 02 rev. G (which was approved as part of application ref: 131962/JO/2021) , prior to occupation of the first dwellinghouse, and the approved facilities are then retained and permanently reserved for bicycle parking, I can confirm that condition no.9 is discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

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 Zone - All Exceeding 90M
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 (Less) -
Area Team Boundary - Name: NORTH2