

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0824

Date registered valid: 5 November 2021

Proposal: Discharge of planning conditions 4 b (Ground Conditions Verification) and 9 (Secured by Design) associated with planning permission 117160/FO/2017

Address: Land At Howgill Street , Manchester

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Mark Quinn John Southworth Builders 10 Charles Street, Dukinfield, SK16 4SD

Agent (if any): Miss Bryony Preston Pozzoni Woodville House, 2 Woodville Road , Altrincham , WA14 2FH

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08.04.2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 12 November 2021

Expired: 3 December 2021

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

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: Approval

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

4b) The following information has been submitted in respect of this condition;

Validation Completion Report, stamped as received by the City Council as Local Planning Authority on the 8 April 2022

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 4b is therefore formally discharged.

9) The following information has been submitted in respect of this condition;

Secured by Design 'Gold Award' provided by Official Police Security Initiatives (Reference 2017/0764/SBD/01) Received 05 November 2021.

The above information has been considered and is acceptable in order to discharge this planning condition. Condition 9 is therefore formally discharged.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH2