

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0040

Date registered valid: 25 January 2022

Proposal: Discharge of conditions 10 (off site highway works), 19 (Electric vehicle charging point), 24 (boundary treatment) and 25 (public realm - benches) attached to planning permission referenced 125474/FO/2019

Address: Mayton Street, Manchester

Ward(s): Clayton & Openshaw Ward

Applicant: Ms Victoria Young One Manchester Lovell House, 6 Archway, Manchester, M15 5RN

Agent (if any): Mr Daniel Tomlinson GWP Architecture 1 Lidgett Lane, Leeds, LS8 1PQ

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 March 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

Printed: 27 January 2022 Expired: 17 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: No

Tree Preservation Order: No

Description of area

The application relates to an area of landscaped open space surrounded by predominantly 2-storey housing. The site is bounded by Beede Street, Mayton Street, Herne Street, Newtown Close and Thames Close.

Description of development

The condition discharge requests relates to application ref: 125474/FO/2019 - Proposed erection of 23 no. two storey dwellinghouses with associated car parking, hard and soft landscaping and boundary treatments.

Approved 17 November 2020

The site was also the subject of the following s73 application that seeks to vary the specified conditions relating to 125474/FO/2019:

129912/JO/2021 - Variation of condition 2 (specified plans), 8 (no additional windows), 9 (obscure glazing), 12 (refuse), 13 (bin store), 14 (car parking), 15 (cycle storage), 24 (boundary treatment), 25 (public realm), 26 (lighting), 27 (street furniture), 28 (landscaping) and 29 (tree

protection) attached to planning permission referenced 125474/FO/2019 to facilitate layout changes including a reduction of houses from 23 to 21 and changes to boundary treatment and driveway surfacing

Consultations & Notification Responses

Highways – Confirm that the drawings for the related s.278 Agreement have been approved. Condition 10 can be discharged subject to the development being implemented in accordance with these details.

GM Police Design for Security – No comments have been received.

Environmental Health – Have not been consulted regarding the details of the EV charging points. However, in commenting in relation to planning permission 125474/FO/2019, Environmental Health recommended that the inclusion of EV charging points. The confirmed charging capacity that would meet the standards required by Environmental Health.

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

N/A

Condition(s) to be attached to decision for approval

1) The discharge of condition 10 (Off-site highway works) is approved on the basis that the development, before its first implementation, is fully implemented in accordance with details of the following drawings: Proposed Section 278 Works Layout Ref: 8755G-WML-00-XX-DR-C-0007 Rev P03 and Proposed Adoptable Section 278 Construction Details Ref: 8755G-WML-00-XX-DR-C-0008 Rev P03 as received by the City Council as local planning authority on 10 March 2022. The implemented works shall be maintained in situ at all times thereafter.

2) The discharge of condition 19 (EV charging points) is approved the basis that the apparatus referenced Rolec EVWP2020EV WallPod charging unit 32 A with a charging capacity of 7.2 KW/H shall be installed prior to the occupation of the authorised houses in the positions

identified on drawing referenced: Site plan & car charger positions P0168/CC Rev A and maintained in situ thereafter.

3) The discharge of condition 24 (Boundaries) is approved on the basis that the development, before its first implementation, is fully implemented in accordance with details of the following drawings: Boundary Treatment Ref: 1914-GWP-00-00-DR-A-(90)-0003 and Fencing Details Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0004 as received by the City Council as local planning authority on 10 March 2022. The implemented works shall include the installation of the plinth feature to the base of metal railing Type 1. The implemented measures shall be in situ prior to the occupation of the authorised houses and maintained in situ at all times thereafter.

4) The discharge of condition 25 (Public realm - benches) is approved on the basis the development is implemented in accordance with 'The Dale Recycled Plastic Outdoor Bench specification' with a brown colour treatment. The bench shall be installed in the positions shown on drawings referenced Proposed Landscape / Urban realm - 1914-GWP-01-01-DR-A-(SK)-(SK)75 Rev WIP / S and maintained in situ at all times thereafter.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police
Parks & Events

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2