

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0420

Date registered valid: 10 June 2021

Proposal: Discharge of conditions 6 (ground verification), 8 (drainage), 9 (Secured by Design), 11 (EV Charging) 12 (boundary treatment) and 13 (bio diversity), 14 (landscaping) and 18 (highway works) attached to planning permission referenced 124902/FO/2019

Address: Dorris Street, Manchester, M19 2TP

Ward(s): Levenshulme Ward

Applicant: Mr P Stonehouse One Manchester Lovell House, Archway 6, Manchester, M15 5RN

Agent (if any): Mr Kevin Ma TADW Architects 6 St Petersgate, Stockport, SK1 1HD

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 August 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 June 2021 Expired: 9 July 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: Approve

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

1) The submitted Validation Report (Ref: 18-B-12277/DorrisStreet) produced by Carley Daines and Partners Ltd dated 27 July 2021, received by the City Council as Local Planning Authority on 29 July 2021, together with the e-mail received on 2 August 2021 with evidence of a barrier pipe and risk assessment for water pipes, is satisfactory. On this basis, condition 6 may be discharged.

2) The surface water drainage scheme shown on drawings referenced 19.B.12277.20 Rev F; 19.B.12277.10 Rev F; 19.B.12277.22; SHE 0105 5000 1000 5000 Design Drawings; and SHE 0105 5000 1000 5000 Hydraulic Characteristics and Drainage Maintenance Plan, produced by Carley Daines and Partners Ltd, received by the City Council as Local Planning Authority on 3 June 2021, together with the photographic evidence of the Aco drain installation, received by the City Council as Local Planning Authority on 29 June 2021, is satisfactory. On this basis, condition 8 can be discharged.

3) The content of the submitted e-mail from Greater Manchester Police (Design for Security) dated 14 May 2021 (which confirms the security measures are satisfactory), is acceptable. On this basis, condition 9 can be discharged.

4) The details of the electric vehicle charging points indicated on drawing referenced 102/P5, received by the City Council as Local Planning Authority on 3 June 2021, are satisfactory. Subject to implementation of the agreed details before occupation of any of the residential units, condition 11 can be discharged.

5) The boundary treatment indicated on drawings referenced 203/P2 and 102/P5, received by the City Council as Local Planning Authority on 2 June 2021 and 3 June 2021 respectively, is satisfactory. Subject to implementation of the agreed details, condition 12 can be discharged.

6) The Bio-Diversity Enhancement Plan produced by Simply Ecology, dated 8 May 2021, is satisfactory. Subject to implementation of the agreed measures, condition 13 can be discharged.

7) The landscaping scheme shown on drawing referenced 5989.01/A, received by the City Council as Local Planning Authority on 10 June 2020, is satisfactory. Subject to implementation of the agreed details and if within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. On this basis, condition 14 may be discharged.

8) The highway works shown on drawing referenced 19.B 12277/10/G received by the City Council as Local Planning Authority on 10 June 2021, is satisfactory. Subject to the continuing ongoing discussions with the Council's Highways team regarding the Highways Works and Section 278 agreement (pursuant to the Highways Act 1980), condition 18 can be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
United Utilities Water PLC

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2