

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132911/FO/2022

Date registered valid: 1 March 2022

Proposal: Erection of single storey building to form a retail unit (Class E), following demolition of existing garage

Address: 364 Lightbowne Road, Manchester, M40 0HJ

Ward(s): Charlestown Ward

Applicant: Ms S Miah 364 Lightbowne Road, Manchester, M40 0HJ

Agent (if any): David Ormesher Holborow & Ormesher Via Email

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 26 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 16 March 2022 Expired: 6 April 2022

Neighbour notifications

Printed: 16 March 2022 Expired: 6 April 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:

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: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

2 Pleasington Drive, Manchester, M40 0BT
368 Lightbowne Road, Manchester, M40 0HJ
1 Snowden Walk, Manchester, M40 0HU
374 Lightbowne Road, Manchester, M40 0HJ
2 Ancaster Walk, Manchester, M40 0HP
365 Lightbowne Road, Manchester, M40 0HN
5 Athos Walk, Manchester, M40 0HT
4 Ancaster Walk, Manchester, M40 0HP
369 Lightbowne Road, Manchester, M40 0HN
363 Lightbowne Road, Manchester, M40 0HN
370 Lightbowne Road, Manchester, M40 0HJ
362 Lightbowne Road, Manchester, M40 0HJ
Top Flat, 360 Lightbowne Road, Manchester, M40 0HJ
5 Snowden Walk, Manchester, M40 0HU
3 Snowden Walk, Manchester, M40 0HU
3 Athos Walk, Manchester, M40 0HT
1 Athos Walk, Manchester, M40 0HT
8 Ancaster Walk, Manchester, M40 0HP
6 Ancaster Walk, Manchester, M40 0HP
375 Lightbowne Road, Manchester, M40 0HN
373 Lightbowne Road, Manchester, M40 0HN
371 Lightbowne Road, Manchester, M40 0HN
367 Lightbowne Road, Manchester, M40 0HN
372 Lightbowne Road, Manchester, M40 0HJ
360 Lightbowne Road, Manchester, M40 0HJ
358 Lightbowne Road, Manchester, M40 0HJ

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 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
Area Team Boundary - Name: NORTH1