

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0971

Date registered valid: 24 December 2021

Proposal: Discharge of conditions numbers 3 (materials), 6 (Construction management) and 8 (Acoustic Insulation) from planning approval reference 129723/FO/2021

Address: 384A Wilbraham Road, Manchester, M21 0UW

Ward(s): Chorlton Park Ward

Applicant: Mr Ans Fiaz, 384A Wilbraham Road, Manchester, M21 0UW

Agent (if any): Farhan Rama, Archirama Ltd, 3 Park Gate Avenue, Manchester, M20 3BZ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **18 March 2021**

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: Not required

Standard consultations: Printed: 7 January 2022 Expired: 28 January 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to an existing two storey detached C3 dwellinghouse of red brick and tile with green render. The property sits within a large oblong plot on Wilbraham Road between a detached Victorian property on the corner and a pair of red brick semis.

Description of area

Wilbraham Road is a long A-road connecting Chorlton to Fallowfield. This section of it, within the Chorlton Park ward, is mixed in character and features detached and semi-detached family dwellinghouses of different ages on the north side and three storey flat roof blocks of flats on the south side. The area benefits from its proximity to the district centre and good transport links including 2 metrolink stops and several bus routes.

Description of development

The applicant gained permission in 2021 to demolish the existing dwellinghouse in order to build a new two and a half storey 5-bed C3 dwellinghouse, with associated landscaping, parking and a single storey rear outbuilding containing a home gym. The applicant is now seeking to discharge three conditions associated with that approval, including materials, acoustics and construction management.

Consultations & Notification Responses

Highway Services – *The submitted Construction Management Plan is acceptable in principle and can be discharged from a Highways perspective.*

Whilst it is noted that all servicing vehicles would be escorted by trained banksmen, it should be ensured that vehicles can enter and exit the site whilst remaining in forward gear.

Any deliveries that will not enter the site will deliver to a designated parking space at the front of site, before being stored internally, as and when required.

All parking demands are unable to be accommodated within the curtilage of the site and therefore it is likely that some vehicles will require additional parking outside of the site.

Whilst it is accepted that the surrounding highway network is unrestricted, Highways would not support the accumulation of contractor vehicles on-street. Highways requests that the contractor monitor and regulate any contractor parking in the locality, ensuring vehicles parked on-street do not conflict with local residents and other ongoing works in the area. From the construction site plan, it is assumed that the site hoarding will be located within the private boundary and will not extend onto the highway.

Environmental Health – No objection to the proposed CMP except to ask that the hours of work on Saturdays be reduced to 8.30am – 2pm. Accept the findings of the Braiden Acoustics Ltd report no: 10968 dated 20October 2021. Part a of the condition can therefore be discharged. The applicant will need to provide a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report prior to occupation of the residential unit.

Assessment

Condition 3 – Materials – A materials schedule was received which listed to following materials:

- Walls: Vandersanden Maltings
- Roof: Marley Edgemere 18mm thin edged concrete slates, anthracite finish
- Windows & doors: Aluminium PPC in black
- Fascia's & soffits: Black UPVC

These are considered acceptable for this modern build, which will respond positively to the local vernacular in its use of red brickwork and grey tiles, but with hints of contemporary styling in the black metal window frames.

Condition 6 – Construction Management – A construction management statement was received. Environmental Health accepted this with one amendment, that the hours of work be restricted to 8.30am – 2.00pm on Saturdays. Highways asked several questions regarding parking and access and following this the document was updated to show the requested information, thus condition 6 can be officially discharged.

Condition 8 – Acoustic Insulation – An acoustic survey was received, which Environmental Health accepted. This means part a of the condition can be officially discharged, however part b (verification report) will need to be discharged after the build has completed and prior to occupation.

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

3) The Council has reviewed the submitted 'Materials Schedule', received 20th December 2021. The submitted information is considered acceptable and condition No.3, attached to planning permission 129723/FO/2021, is hereby formally discharged provided the development is operated in accordance with the above information.

6) The Council has reviewed the revised 'Construction Management Statement', received 11th March 2022. The submitted information is considered acceptable and condition No.6, attached to planning permission 129723/FO/2021, is hereby formally discharged provided the development is operated in accordance with the above information.

8) The Council has reviewed the submitted 'Residential acoustic survey' (received 20th December 2021). The submitted information is considered acceptable and part a of condition No.8, attached to planning permission 129723/FO/2021, is hereby formally discharged provided the development is operated in accordance with the above information.

In order to discharge part b, the applicant will need to provide a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report prior to occupation of the residential unit.

Informative(s)

1) The contractor should liaise with the MCC Highways and Resilience Team, for associated hoardings/fencing/skips highway licences and any temporary traffic regulation orders including any closures of the footway/highway. Contact via Email - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
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 Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH