MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/21/0729
Date registered valid:	5 October 2021
Proposal:	Discharge of planning conditions 3 (Materials) and 4 (Fire Curtain) associated with Listed Building Consent 130138/LO/2021
Address:	Blackley Cemetery And Crematorium, Chapel Lane, Manchester, M9 8JP
Ward(s):	Higher Blackley Ward
Applicant:	Rachel Kuehl Manchester City Council Bereavement Services Manager, Neighbourhoods Directorate, Blackley Crematorium, Chapel Lane, Cartwright Street, Blackley, M9 8PJ
Agent (if any):	Mr Jason New Equans Third Floor The Lighthouse, 14 The Quays, Salford, M50 3BF
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 February 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

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 polices 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 external materials detailed within the submitted document produced by CM Oxendale Ltd relating to external louvres (Revision A1), together with the roofing materials to the courtyard, detailed on drawing referenced 111/06, received by the City Council as Local Planning Authority on 5 October 2022, are acceptable. Subject to implementation of the agreed materials, condition 3 can be discharged.

2) The fire curtain details shown on drawing numbered 112/03, together with associated specification details, received by the City Council as Local Planning Authority on 15 December 2021 are acceptable. Subject to implementation of the agreed details, condition 4 may be discharged.

Appendix 1 – List of consultees & neighbours notified

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 -
Area Team Boundary - Name: NORTH1