

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130991/FO/2021

Date registered valid: 8 November 2021

Proposal: Installation of canopies to front and side of building

Address: The Museum , 375 Moston Lane, Manchester, M40 9NB

Ward(s): Moston Ward

Applicant: Mr Qasim Najimi The Museum , 375 Moston Lane, Manchester, M40 9NB

Agent (if any): Mr Muhammad Amjad Design 4 Build Services 77 Fields New Road, Oldham, OL9 8BT

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

Recommendation: Withdrawn Withdrawn

Date of recommendation: 7 December 2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 November 2021

Expired: 1 December 2021

Neighbour notifications

Printed: 10 November 2021

Expired: 1 December 2021

Site notice

Posted: Expired:

Press advert

Published: 16 November 2021

Expired: 7 December 2021

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

Greater Manchester Police

21 Worsley Avenue, Manchester, M40 9WA
13 Worsley Avenue, Manchester, M40 9WA
12 Worsley Avenue, Manchester, M40 9NA
11 Worsley Avenue, Manchester, M40 9WA
Flat 5, 1A Kenyon Lane, Manchester, M40 9JG
Flat 4, 1A Kenyon Lane, Manchester, M40 9JG
Flat 3, 1A Kenyon Lane, Manchester, M40 9JG
Flat 2, 1A Kenyon Lane, Manchester, M40 9JG
Flat 1, 1A Kenyon Lane, Manchester, M40 9JG
SIMPSON MEDICAL PRACTICE, 361 Moston Lane, Manchester, M40 9NB
Flat At, The Museum, 375 Moston Lane, Manchester, M40 9NB
Top Flat, 4 Worsley Avenue, Manchester, M40 9NA
Flat 2, 336 Moston Lane, Manchester, M40 9JS
6A Worsley Avenue, Manchester, M40 9NA
2A Worsley Avenue, Manchester, M40 9NA
8A Worsley Avenue, Manchester, M40 9NA
5 Worsley Avenue, Manchester, M40 9WA
8 Worsley Avenue, Manchester, M40 9NA
2 Worsley Avenue, Manchester, M40 9NA
15 Worsley Avenue, Manchester, M40 9WA
324 - 332 Moston Lane, Manchester, M40 9JS
Flat 1, 336 Moston Lane, Manchester, M40 9JS
Simpson Memorial Hall, Moston Lane, Manchester, M40 9NB
St Dunstons Presbytery, 391 Moston Lane, Manchester, M40 9PA
9 Worsley Avenue, Manchester, M40 9WA
7 Worsley Avenue, Manchester, M40 9WA
6 Worsley Avenue, Manchester, M40 9NA
4 Worsley Avenue, Manchester, M40 9NA
10 Worsley Avenue, Manchester, M40 9NA
19 Worsley Avenue, Manchester, M40 9WA
17 Worsley Avenue, Manchester, M40 9WA
Moston Healthcare Limited, 334 Moston Lane, Manchester, M40 9JS
369 Moston Lane, Manchester, M40 9NB
Precious Kids Day Nursery, 322 Moston Lane, Manchester, M40 9WB

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1