

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0392

Date registered valid: 24 May 2021

Proposal: Discharge of condition 3 (materials), 8 (CMP), 10 (waste management), 12 (drainage), 16 (ground conditions), 25a (tree removal) and 29 (driveway drainage) attached to planning permission referenced 126281/FO/2021

Address: Land At Dob Brook Close , Manchester, M40 1DB

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Sabeel Sharif Guinness Developments Limited Bower House, 1 Stable Street, Oldham, OL9 7LH

Agent (if any): Mr Clive Part Bowker Sadler Architecture Hatherlow House, Stockport, SK6 3DY

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 October 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 4 June 2021 Expired: 25 June 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

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

Article 35 Declaration

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

3) The following materials were submitted for consideration of condition 3:

- Ibstock Calderstone Claret Red Brick
- Ibstock New Ivanhoe Cream Brick
- Michelmersh Black Smooth Brick
- Fibre cement board, Dark Grey (feature gables and soffit lining to rear elevation of Block 3)
- UPVC Window RAL 7016
- Dark Grey uPVC fascias & soffits with black rainwater goods
- Paving -Tobermore Textured paving flags in Buff
- Parking Bays - Block paving Tobermore Tegular in Slate

The above information is considered to be acceptable and condition 3 attached to planning permission referenced 126281/FO/2021 is now formally discharged, subject to the development being completed using these approved materials.

8) The following information has been submitted for approval in respect of planning condition 8:

- PLP Construction Ltd Dob Brook Close Construction Method Statement stamped as received on 24 May 2021.

The submitted information is considered acceptable and condition 8 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

10) The following information has been submitted for approval in respect of planning condition 10:

- Waste Management proforma stamped as received on 24 May 2021.
- Proposed Site Plan drawing ref. 2010 stamped as received on 24 May 2021.

The submitted information is considered acceptable and condition 10 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

12) The following information has been submitted for approval in respect of planning condition 14:

- Surface Water Drainage Design referenced JSD/J072 dated April 2021 stamped as received on 24 May 2021.
- (Revision A) received on 24 May 2021.
- S104 - Dobb Brook Close, Manchester - PLP Construction - 4200039419
- External Works G.A. Foul Surface Water Drainage ref J071/ 101 Rev B stamped as received on 07 June 2021
- Email from Clive Part dated 23 August 2021

The submitted information is considered acceptable and condition 14 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

16) The following information has been submitted for approval in respect of planning condition 16:

-Ground Tech Consulting Remediation Specification dated September 2021 ref. GRO-21052-2396 received by the City Council as Local Planning Authority on 16 September 2021.

The submitted information is considered acceptable and condition 16 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

29) The following information has been submitted for approval in respect of planning condition 29:

-Surface Water Drainage Design referenced JSD/J072 dated April 2021 stamped as received on 24 May 2021.

(Revision A) received on 24 May 2021.

-S104 - Dobb Brook Close, Manchester - PLP Construction - 4200039419

-External Works G.A. Foul Surface Water Drainage ref J071/ 101 Rev B stamped as received on 07 June 2021

-Email from Clive Part dated 23 August 2021

The submitted information is considered acceptable and condition 29 attached to planning permission 126281/FO/2021 is hereby fully discharged provided the development is carried out in accordance with the above information.

Informatives

1) MCC records highlight that an unnamed historic watercourse traversed the site which may increase the risk of a culvert being present beneath the site. The applicant conducted site investigation to investigate the possible culvert onsite, which found no evidence of a culvert. While our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

2) For any highway licensing/permitting requirements (hoardings, scaffolding, cranes etc.) then you should access the Manchester City Council website at <https://www.manchester.gov.uk/directory/26/licensing/category/355>

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management

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
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1