

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0616

Date registered valid: 18 August 2021

Proposal: Discharge of conditions 4 (contaminated land), 6 (drainage), 10 (sustainability) and 12 (Secure By Design) attached to planning permission ref: 128209/JO/2020

Address: 22 Reddish Lane, Manchester, M18 7JN

Ward(s): Gorton & Abbey Hey Ward

Applicant: Ms Pauline Terry One Manchester, Lovell House, 6 Archway, Manchester, M15 5RN

Agent (if any): McCall John McCall Architects No 1 The Arts Village , Henry Street, Liverpool, L1 5BS

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 December 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 24 August 2021 Expired: 14 September 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

Description of site/building

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

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

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

WML Consulting Validation Completion Report dated August 2021 (ref:9079G-WML-XX-ZZ RP-G-0004), stamped as received by the City Council, as Local Planning Authority on 18 August 2021.

The information is considered to be acceptable and condition 4 is now formally discharged.

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

WML Consulting Drainage Installation Information dated August 2021 (ref:9079/DII/01), stamped as received by the City Council, as Local Planning Authority on 18 August 2021

The information is considered to be acceptable and condition 6 is now formally discharged, subject to the scheme being implemented and thereafter managed and maintained in accordance with these approved details.

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

Anderson Goddard Ltd Post Construction Sustainability Review dated 11 August 2021, stamped as received by the City Council, as Local Planning Authority on 18 August 2021

The information is considered to be acceptable and condition 10 is now formally discharged.

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

Secured by Design Certificate dated 20 August 2021 (ref: 2006/1407/SBD/02, stamped as received by the City Council, as Local Planning Authority on 20 August 2021

The information is considered to be acceptable and condition 12 is now formally discharged.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2