

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0687

Date registered valid: 20 September 2021

Proposal: Discharge of conditions 9 (Secure by Design Verification), 15 (Drainage Maintenance), 17 (Acoustics Verification) 19 (Contaminated Land Verification) and 24 (Energy post completion) attached to planning permission referenced 128530/JO/2020

Address: Land At Blackrock Street And Ellingham Close, Manchester, M11 3DF

Ward(s): Ancoats & Beswick Ward

Applicant: Victoria Young One Manchester Lovell House, 6 Archway, Manchester, M15 5RN

Agent (if any): Mr Daniel Tomlinson GWP Architecture 1 Lidgett Lane, Leeds, LS8 1PQ

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

Recommendation: Approve

Date of recommendation: 27 January 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 20 October 2021 Expired: 10 November 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

9) The following information has been submitted for approval in respect of planning condition 9:

-Secured by Design Certificate dated 27 September 2021 received by the City Council as Local Planning Authority on 05 October 2021.

The information is considered to be acceptable and condition 9 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

15) The following information has been submitted for approval in respect of planning condition 15:

-One Manchester Sustainable drainage system maintenance statement Blackrock street, Beswick, M11 3DF received by the City Council as Local Planning Authority on 20 September 2021.

-Drainage evidence as built received by the City Council as Local Planning Authority on 22 October 2021.

-Drawing ref. 8850G -WML-00-XX-DR-C0001-P11 received by the City Council as Local Planning Authority on 16 November 2021.

-Hydraulic Calculations STORM SEWER DESIGN by the Modified Rational Method received by the City Council as Local Planning Authority on 16 November 2021.

The information is considered to be acceptable and condition 15 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

17) The following information has been submitted for approval in respect of planning condition 17:

-Pre-completion internal and external noise validation exercise at the New Residential Development on Blackrock Street in Openshaw, Manchester, Druk Limited, DRUK/ACC/RS/JSBBSOM/3013, 13 September 2021 received by the City Council as Local Planning Authority on 20 September 2021.

The information is considered to be acceptable and condition 17 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

19) The following information has been submitted for approval in respect of planning condition 19:

-Validation completion report, Blackrock Street, Manchester, WML Consulting, 8850G-WML-XX-ZZ RP-G-0004, September 2021 received by the City Council as Local Planning Authority on 20 September 2021.

The information is considered to be acceptable and condition 19 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

24) The following information has been submitted for approval in respect of planning condition 24:

-Carbon Reduction Summary - Blackrock Street - As-built dated 16 September 2021 received by the City Council as Local Planning Authority on 20 September 2021.

The information is considered to be acceptable and condition 24 of planning permission referenced 128530/JO/2020 is now formally discharged, subject to the development only being carried out in accordance with these approved details.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2