

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/21/0819

**Date registered valid:** 4 November 2021

**Proposal:** Discharge of condition 4 (Fire Risk Design Assessment) attached to planning permisison ref: 130962/FO/2021

**Address:** Arcadia Library And Leisure Centre , 868 Stockport Road, Manchester, M19 3BP

**Ward(s):** Levenshulme Ward

**Applicant:** Mr Dipak Shah Ameresco Limited 3rd Floor, 14-16 Dowgate Hill, London, EC4R 2SU

**Agent (if any):** Mr David Tye Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

**Case officer:** Carl Glennon  
Tel: 0161 234 4530  
Email: carl.glennon@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 25 January 2022

### **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:** N/A

#### **Standard consultations:**

Printed: 10 November 2021

Expired: 1 December 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:** No

**Tree Preservation Order:** No

### **Consultations & Notification Responses**

Environmental Health – No comments

Network Rail – No comments received.

### **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**

N/A

### **Condition(s) to be attached to decision for approval**

1) The discharge of condition 4 (Fire Risk Design Assessment) is approved on the basis that the development is implemented in accordance with the details of the following documents and drawings, stamped as received by the City Council as local planning authority on 4 November 2021 and 23 November 2021, which shall be maintained in situ at all times thereafter:

- i. Completed Condition Discharge Application Form dated 03 November 2021 by Paul Butler Associates;
- ii. Covering letter prepared by Paul Butler Associates: Ref 21.1557/Arcadia/ljr03dt;
- iii. Arcadia Leisure Centre 'Plant Enclosure External Fire Spread Review R2 5.10.21';
- iv. Drawing EP2012D-02 REV P07 'Pipework Layout' by Encret Ltd & Fletchers Engineering;
- v. Arcadia Site Set Up and Traffic Management Plan;
- vi. Arcadia Proposals Plan 10850-20-00-PL-DWG-0014 Rev 008.

### **Appendix 1 – List of consultees & neighbours notified**

Environmental Health  
Network Rail

### **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  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: NORTH2