

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0929

Date registered valid: 9 December 2021

Proposal: Discharge of planning conditions 7 (Water Supply Pipe Line), 12 (Roller shutters), 13 (waste management), 15 (Boundary Treatment), 17 (Drainage) and 18 (Electric Vehicle Charging Points) relating to planning permission 127544/FO/2020

Address: 63 Knowsley Street, Manchester, M8 8HX

Ward(s): Cheetham Ward

Applicant: Mr Amir Khan, Andersen Textiles, 63 Knowsley Street, Manchester, M8 8HX

Agent (if any): Mr Ian Malyan FOB Design UK Limited 72A Water Lane, Wilmslow, SK9 5BB

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 11 January 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 16 December 2021

Expired: 6 January 2022

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:

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: Approved and Refused

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

1) The details contained within the submitted United Utilities supply pipe risk assessment received by the City Council as Local Planning Authority on 9 December 2021, is satisfactory. On this basis, condition 7 can be discharged.

2) Insufficient detail has been received in relation to the roller shutter specification. Details are required in relation to the proposed colour, level of perforation and security specification.

Until such time that acceptable details are submitted and agreed, condition 12 cannot be discharged.

3) The information submitted is not sufficient. Each unit should be provided with their own containers and sufficient space. Pulpable waste provision will be required for each unit, as it is expected the use of these units will produce a large amount of cardboard. Cardboard waste will require a container provision for each unit rather than be stored inside.

Until such time that an updated waste management strategy is submitted and agreed by the City Council as Local Planning Authority, condition 13 cannot be discharged.

4) The proposed boundary treatment referenced on drawing PL03/E, which involves the retention of Palisade fencing is not satisfactory. New development is expected to achieve a higher level of design. Until satisfactory details are submitted and agreed by the City Council as Local Planning Authority, condition 15 cannot be discharged.

5) The following information is still outstanding:

- A drainage layout illustrating the described proposed drainage network within the drainage strategy report dated 17/11/2021;

- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity, including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

-Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

-Construction details of flow control and SuDS structures.

Until such time that the above details are submitted and agreed by the City Council as Local Planning Authority, condition 17 cannot be discharged.

6) The submitted information in relation to the proposed electric vehicle charging point does not confirm the charging capacity. It needs to be a minimum 7kW charger. Until such time that details are submitted and agreed by the City Council as Local Planning Authority, condition 18 cannot be discharged.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1