

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0384

Date registered valid: 20 May 2021

Proposal: Discharge of condition 26 (drainage) of planning permission
ref:128966/JO/2020

Address: Manchester College Of Arts And Technology , Ashton Old Road,
Manchester, M11 2WH

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Niall Wright The Manchester College Whitworth House, Ashton Old
Road, Openshaw, Manchester, M11 2WH

Agent (if any): Mr Michael Giblin EillisWilliams Architects Wellfield, Chester Road,
Runcorn, WA7 3BA

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 July 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 7 June 2021 Expired: 28 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Flood Risk Management- 13.05.2021 Advised this condition relates to Phase 1 (in accordance with DWG: J6776/D02, Rev A). Drainage conditions related to Phase 2 (in accordance with DWG: J6776/D02, Rev A) will require further review when the detailed drainage designs are available and submitted to the LPA for approval.

Following on from the applicant sending through additional information for Phase 1, they advised the first condition (from the original comments) has now been removed following receipt of additional information from the consultant. Also advised these pre-occupation conditions are for Phase 1 only, and when detailed drawings are submitted as part of Phase 2, separate drainage conditions will be reviewed and issued.

Updated comments 16.06.2021 - The information submitted and uploaded onto the planning portal on 20th May 2021 has been considered. They have no further queries and recommend that Condition 26 is discharged for Phase 1 & 2 only, phasing in accordance with drawing OS-RHA-XX-00-DR-A-PL -002 rev.D

United Utilities - Further to our review of the submitted documents, Drainage Report J6776110521B, Rev B - Dated 11/05/21, United Utilities has no objection to condition 26 being discharged.

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: Approve

Article 35 Declaration

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

26) The documents and plans specified below have been considered in association with the requirement set out in condition no.26 that the details and design of the surface water drainage works shall be provided in accordance with Phasing Plan ref: OS-RHA-XX-00-DR-A-PL -002 rev.D.

Plan ref: J6776/D05 (Flow Routing Plan); OC-BM-ZZ-FN-DR-D-4001 rev.07 (General Arrangement of Below Ground Drainage); OC-BM-ZZ-FN-DR-D-4002 rev.02 (Below Ground Drainage Details); OC-BM-ZZ-FN-DR-D-4004 (Below Ground Drainage Details 02); Drainage document ref: 6776110521B with appendices from Bell Munroe Consulting dated 11th May 2021 relating to drainage for Phases 1 &2 of the college development; Lanes Group plc report ref: PJ372741 dated 11.06.2020 relating to a CCTV Drainage survey; Lanes Group plc report ref: PJ379716 dated 04.09.2020 relating to a CCTV Drainage survey; Lanes Group plc report ref: PJ383271 dated 28.09.2020 relating to a CCTV Drainage survey; Inspection report by Wincam dated 15.04.2021; Associated drainage plans and drainage information received 28th May 2021.

The submitted plans , CCTV drainage surveys and drainage reports are considered to be acceptable in regard to Phases 1 and 2 of the development. On the basis the development is implemented in accordance with the reports and plans specified above prior to the completion of works within phases 1 and 2, I can confirm that condition no.26 is discharged in regard to Phases 1 and 2 as shown on phasing plan ref: OS-RHA-XX-00-DR-A-PL -002 rev.D.

Appendix 1 – List of consultees & neighbours notified

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 - North Manchester PD Restriction - Class B1(c) To C3

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

Flood Zones Type 2 (low to medium risk) -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2